

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on December 29, 2014, **Raymond Taylor** executed a Deed of Trust (the "Deed of Trust") conveying to Kirk L. Lee, Trustee, certain real property more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, fixtures and personal property located thereon or used in connection therewith and certain other personal property as more fully described in the Deed of Trust (all of the real and personal property covered by the Deed of Trust is hereinafter referred to collectively as the "Property"), recorded in Volume 913, Page 140 of the Real Property Records of Hopkins County, Texas; Assignment of Rents of even date recorded in Volume 913, Page 152 of the Real Property Records of Hopkins County, Texas; and

WHEREAS, Guaranty Bank & Trust, N.A. ("Holder") has all interest in, to and under the Note and Deed of Trust and in and to all other indebtedness secured by the Deed of Trust; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred pursuant to the provisions of the Deed of Trust, the indebtedness is now wholly due, and Holder, being the owner and holder of said Indebtedness has requested the undersigned to sell the Property to satisfy the Indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 2, 2021 at 10:00 a.m.** or within three hours after that time, the undersigned will sell the Property at the entrance of the Hopkins County Courthouse, Sulphur Springs, Texas, as designated by the Commissioner's Court in Hopkins County, Texas, to the highest bidder for cash.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

WITNESS my and this 12 day of January, 2021.

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS

2021 JAN 12 A 9 50

TRACY SMITH  
COUNTY CLERK

BY SHARON DEPUTY

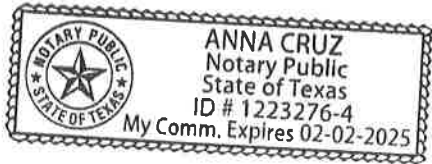
Donna Hughes

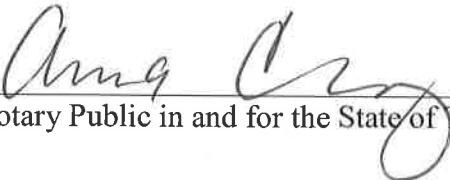
Name: Donna Hughes  
Substitute Trustee  
Address: 100 W. Arkansas Street  
Mt. Pleasant, Texas 75455  
Phone: 903-572-9881

THE STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 12 day of January, 2021,  
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF SULPHUR SPRINGS, COUNTY OF HOPKINS, STATE OF TEXAS, BEING IN THE M.A. BOWLIN SURVEY, ABSTRACT NO. 39, BEING LOT 29B, BLOCK 36-1, AND BEING ALL OF THAT CERTAIN 0.30 ACRE TRACT DESCRIBED IN DEED FROM MONTA DELI. CLINE, TO CITY NATIONAL BANK, FILED JUNE 23, 2014, RECORDED IN VOLUME 891, PAGE 240, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND BOUNDED AS FOLLOWS:

BEGINNING AT A 1/2 FEET IRON ROD CAPPED "LANDMARK" FOUND ON THE SWC OF SAID 0.30 ACRE TRACT, SAME BEING ON THE NWC OF A CALLED 0.310 ACRE TRACT DESCRIBED IN DEED TO KAREN L. VITTOU, RECORDED IN VOLUME 259, PAGE 761, REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF FISHER STREET;

THENCE NORTH 05° 08' 12" WEST ALONG THE WBL OF SAID 0.30 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID FISHER STREET - 56.23 FEET TO A 1/2 INCH IRON ROD CAPPED "LANDMARK" FOUND ON THE NWC OF SAID 0.30 ACRE TRACT AND BEING ON THE SWC OF A TRACT DESCRIBED IN DEED TO MARIA CONTRERAS, RECORDED IN VOLUME 182, PAGE 01, REAL PROPERTY RECORDS OF SAID COUNTY;

THENCE N 65° 12' 19" EAST ALONG THE NBL OF SAID 0.30 ACRE TRACT AND THE SBL OF SAID CONTRERAS TRACT - 229.02 FEET TO A 1/2 INCH IRON ROD CAPPED "LANDMARK" FOUND ON THE NEC OF SAID 0.30 ACRE TRACT, SAME BEING ON THE SEC OF SAID CONTRERAS TRACT, AND ALSO BEING ON THE WBL OF A CALLED 3.0691 ACRE TRACT DESCRIBED IN DEED TO BROOKSHIRE GROCERY COMPANY, RECORDED IN VOLUME 35, PAGE 693, REAL PROPERTY RECORDS OF SAID COUNTY;

THENCE IN A SOUTHEASTERLY DIRECTION WITH THE EBL OF SAID 0.30 ACRE TRACT AND THE WBL OF SAID CALLED 3.0691 ACRE TRACT AS FOLLOWS:

SOUTH 21° 27' 17" EAST - 33.98 FEET TO A 1/2 IRON ROD CAPPED "LANDMARK" FOUND FOR AN ANGLE CORNER, AND SOUTH 22° 32' 56" EAST - 22.26 FEET TO A 1/2 INCH IRON ROD CAPPED "LANDMARK" FOUND ON THE SEC OF SAID 0.30 ACRE TRACT AND BEING ON THE NEC OF SAID CALLED 0.310 ACRE TRACT;

THENCE SOUTH 65° 57' 22" WEST ALONG SBL OF SAID 0.30 ACRE TRACT AND HE NBL OF SAID CALLED 0.310 ACRE TRACT - 245.11 FEET TO THE PLACE OF BEGINNING CONTAINING 0.297 ACRES.

NOTE: BEARINGS BASED ON THE NBL OF THE 0.30 ACRE CITY NATIONAL BANK TRACT RECORDED IN VOL. 891, PG 236, O.P.R.

(TSR) = TYPICAL STEEL ROD IS A 1/2" x 24" REBAR WITH SURVEYOR'S CAP MARKED "BLAIR RPLS 6139".