

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 26, 2010, **Leighton W. Ashford and Marsha Ashford** executed a Deed of Trust (the "Deed of Trust") conveying to Tyson T. Abston, 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"), said Deed of Trust being recorded in Document Number 080968-2010 of the Real Property Records of Lamar County, Texas; and

WHEREAS, Guaranty Bank & Trust, N.A. (formerly Guaranty Bond Bank, 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, September 1, 2020** at **10:00 a.m.** or within three hours after that time, the undersigned will sell the Property at the entrance of the Lamar County Courthouse, Paris, Texas, as designated by the Commissioner's Court in Lamar 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 4 day of August, 2020.

Donna Hughes

Name: Donna Hughes

Substitute Trustee

Address: 100 W. Arkansas Street

Mt. Pleasant, Texas 75455


Phone: 903-572-9881

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 4th DAY OF Aug, 2020

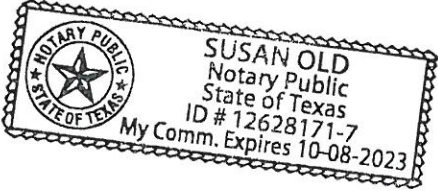
THE STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 4 day of August, 2020,
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Notary Public in and for the State of Texas



Jim Nelson
dba



Nelson Surveying Company

920 North Main Street Paris, Texas 75460
903-785-3551 fax 903-785-3399 e-mail: nelsonsurveying@suddenlink.net
Jim Nelson, owner

J. M. Nelson, Registered Professional Land Surveyor of Texas, #4025

Disk-1002/DB-FM195 FM 195 WM Burton #46

FIELD NOTES

Situated about 7 miles North 53° East of the City of Paris, County of Lamar, and State of Texas, part of the W. H. Burton Survey #46, and being tract #1, a called 0.20 acre tract, and tract #2, a called 0.862 acre tract as conveyed to Harold Adams et al by deed recorded in Vol. 1041, Page 291, of the Real Property Records of said County and State.

Beginning at a 1/2" iron pin (f) for corner at the Northwest corner of said Adams 0.20 acre tract and at a Northeasterly corner of a called 127.172 acre tract of land conveyed to Billy G. Coe by deed recorded in Vol. 683, Page 573, of the Deed Records of said County and State.

Thence South 41°54'31" East along a Northeasterly Boundary Line of said Coe 127.172 acre a distance of 379.88 feet to a 1/2" iron pin (f) for corner at the Southwesterly corner of Adams 0.20 acre tract and at a Southwesterly corner of tract #2, a called 17.035 acre tract of land conveyed to W. W. Harper et ux by deed recorded in Vol. 744, Page 141, of the Real Property Records of said County and State; . . .

Thence North 28°08'38" East a distance of 47.39 feet to a 1/2" iron pin (f) at the present Southeasterly corner of said Adams 0.20 acre tract and said 0.862 acre tract, and at an el corner of said Harper 17.035 acre tract;

Thence North 14°47'52" West a distance of 395.03 feet to a 1/4" iron pin (f) for corner at the Northeasterly corner of said Adams 0.862 acre tract and at a Northwesterly corner of said Harper 17.035 acre tract;

Thence South 50°47'12" West (reference bearing) a distance of 224.22 feet to the place of beginning and containing 1.117 acres of land.

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4025, certify to David Glass, that the above depicted and described tract of land was taken from an actual survey made on the ground and completed by me on the 25th day of June, 2008, that the Plat, the Field Notes, and the Legend/General Notes, are to be one document and are to be recorded as one, that there doesn't appear to be any visible improvements, easements or encroachments other than those shown thereon, and that this tract of land does not appear to lie in a flood zone as indicated by Community Panel No. 480891 0006 A of the Flood Hazard Boundary Maps.

J.M. Nelson, RPLS of Texas, #4025

6-25-08
date

EXHIBIT A

