

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

STATE OF TEXAS §
 §
COUNTY OF LAMAR §

WHEREAS, on October 19, 2015 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 as the "Property"), which Deed of Trust is recorded in Document Number 128466-2015 of the Real Property Records of Lamar County, Texas; Extension of Real Estate Note and Lien dated August 2, 2016, recorded August 26, 2016 in Document Number 135925-2016 of the Real Property Records of Lamar County, Texas; and

WHEREAS, the Deed of Trust secures, among other things, that certain indebtedness evidenced by that certain Promissory Note (as amended, the "Note") dated October 19, 2015 executed by Kimberley Dian Hancock and Brandon Hancock payable to Guaranty Bank & Trust, N.A. in the original principal amount of \$100,000.00 (the Note and all other obligations owing to Holder under the Deed of Trust are hereinafter called the "Indebtedness"); 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 Donna Hughes, whose address is 100 West Arkansas, Mt. Pleasant, Texas 75455, 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 7, 2021, at 1:00 p.m., or within three hours after that time, the undersigned will sell the Property at the Lamar County Courthouse, Paris, Texas, at the place designated by the Lamar County

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 16th DAY OF Aug, 2021.

Commissioner's Court in Lamar County, Texas, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

In the event that the sale of the Property is set aside for any reason, the purchaser shall be entitled only to a refund of sums paid. The purchaser shall have no other recourse against Grantor, Holder, any Trustee or substitute Trustee, or Holder's attorney.

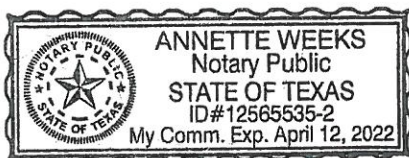
WITNESS my and this 16 day of August, 2021.

Donna Hughes
Name: Donna Hughes
Substitute Trustee
Address: 100 West 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 16 day of August, 2021, by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Annette Weeks
Notary Public in and for the State of Texas

EXHIBIT A

Situated about 10.4 miles South 72° East of the City of Paris, County of Lamar, and State of Texas, a part of the Samuel Bridges Survey #65, and being part of a called 100.397 acre tract of land conveyed to Lois Lee Exum and Sharon Exum by deed recorded in Vol. 940, Page 209, in the Real Property Records of said County and State.

Beginning at a 3/8" spike nail (f - CMnt. 2) for corner at the Southwest corner of a called 50.00 acre tract of land conveyed to Justin Exum by deed recorded in Instrument 104248-2013, in the Official Records of said County and State, said Justin Exum 50.00 acre tract originally being part of said Exum 100.397 acre tract,

Thence along the North Boundary Line of Lamar County Road 14200 and along the South Boundary Line of said Exum 100.397 acre tract as follows: South 89°54'23" West a distance of 607.82 feet to a 3/8" spike nail (s); South 88°59'55" West a distance of 173.32 feet to a 3/8" spike nail (s) for corner;

Thence North 1°00'09" East at 565.17 feet passing a 3/8" spike nail (s) for reference and continuing on a total distance of 1130.11 feet to a 3/8" spike nail (s) for corner in the North Boundary Line of said Exum 100.397 acre tract and in the South Boundary Line of a called 105.89 acre tract of land conveyed to Thomas W. Burnett by deed recorded in Vol. 641, Page 115, in the Deed Records of said County and State;

Thence North 89°51'20" East along the North Boundary Line of said Exum 100.397 acre tract and along the South Boundary Line of said Burnett 105.89 acre tract a distance of 783.84 feet to a 3/8" spike nail (f - CMnt. 1) for corner at the Northwest corner of said Justin Exum 50.00 acre tract;

Thence South 0°07'37" West (reference bearing) a distance of 1127.85 feet to the place of beginning and containing 20.000 acres of land.