

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 28, 2009, **Bratcher Rental Properties, LLP** 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 as the "Property"), which Deed of Trust is recorded in Document Number 074043-2009 of the Real Property Records of Lamar County, Texas; Assignment of Leases and Rents filed in Document Number 074044-2009 of the Real Property Records of Lamar County, Texas; Extension of Real Estate Note and Lien, dated February 9, 2015, filed March 4, 2015 in Document Number 122628-2015 of the Real Property Records of Lamar County, Texas; Extension of Real Estate Note and Lien, dated June 23, 2015, filed July 2, 2015 in Document Number 125370-2015 of the Real Property Records of Lamar County, Texas; Extension of Real Estate Note and Lien, dated June 30, 2016, filed July 25, 2016 in Document Number 135122-2016 of the Real Property Records of Lamar County, Texas; Extension of Real Estate Note and Lien, dated February 8, 2017, filed March 24, 2017 in Document Number 141965-2017 of the Real Property Records of Lamar County, Texas; Extension of Real Estate Note and Lien, dated September 20, 2017, filed October 3, 2017 in Document Number 147325-2017 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 28, 2009 executed by Bratcher Rental Properties, LLP payable to Guaranty Bank & Trust, N.A. (formerly, Guaranty Bond Bank) in the original principal amount of \$18,500.00 (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. (formerly, Guaranty Bond Bank) ("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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 8th DAY OF Nov, 2024.

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, December 3, 2024**, at **10:00 a.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 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.

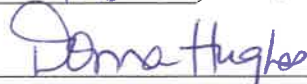
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation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

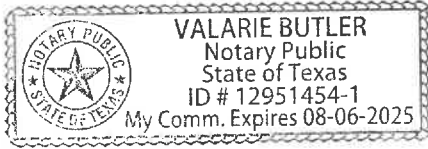
WITNESS my and this 8 day of November, 2024.



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 8 day of November, 2024, by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Valarie Butler
Notary Public in and for the State of Texas

Exhibit A

All of the following described real property in Lamar County, Texas, to-wit: Situated in Lamar County, State of Texas, a part of the Larkin Rattan Survey within the corporate limits of the City of Paris, on the West side of 6th Street SE, formerly South 25th or Birmingham Street, described by metes and bounds as follows:
BEGINNING at a point 123.5 feet North of the intersection of the NBL of Washington Street with the WBL of 6th Street SE;
THENCE NORTH with the WBL of 6th Street SE 50 feet, a stake;
THENCE WEST with a hedge and fence line 89.7 feet, a stake;
THENCE SOUTH 50 feet, a stake;
THENCE EAST 89.7 feet to the place of beginning, and being the same property as described in deed dated December 20, 1957, to Albert J. Whitney and wife, Dessie L. Whitney from Edith Hoffman, recorded in Book 355, Page 379, Deed Records of Lamar County, Texas.