

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 29, 2008, **Oswaldo Baldemar Duran** 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 065728-2008 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, November 7, 2017 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 17 day of October, 2017.

Donna Hughes

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

FILED FOR RECORD
LAMAR COUNTY, TEX

17 OCT 17 PM 1:51

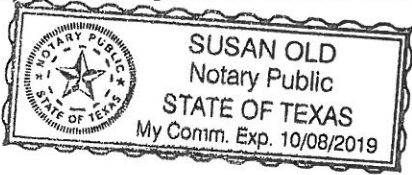
RUTH SISSON
COUNTY CLERK

BY _____ DEPUTY

THE STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 17 day of October, 2017,
by Donna Hughes, Substitute Trustee, in the capacity therein stated.





Notary Public in and for the State of Texas

EXHIBIT A

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the George W. Cox Survey, and being all of that certain tract of land conveyed from Lynnette Politoski to Marlyne Cooper, by Warranty Deed, as recorded in Volume 1100, Page 250, Real Property Records, Lamar County, Texas, and also being known as Lot No. 24, Block No. 252, City of Paris, Lamar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with a yellow plastic cap stamped (DC&A INC) at the Southwest corner of a tract conveyed to Billy Barber et ux, by Warranty Deed, as recorded in Volume 1364, Page 326, Official Public Records, Lamar County, Texas, said point being in the North line of East Polk Street;

THENCE, West, with the North line of said East Polk Street, a distance of 70.00 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped (DC&A INC) at the Southeast corner of a tract conveyed to Rondell Gentry et ux, by Warranty Deed, as recorded in Volume 572, Page 835, Deed Records, Lamar County, Texas;

THENCE, North 00 Degrees 01 Minutes 49 Seconds East, with the East line of said Gentry tract, a distance of 189.86 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped (DC&A INC) at the Northeast corner of said Gentry tract, the Southeast corner of a tract conveyed to Robert Thorp et ux, by Warranty Deed, as recorded in Volume 156, Page 391, Deed Records, Lamar County, Texas, and the Southwest corner of a tract conveyed to E.C. Gilbert et ux, by Warranty Deed, as recorded in Volume 599, Page 647, Deed Records, Lamar County, Texas;

THENCE, East, with the South line of said Gilbert tract, a distance of 70.00 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped (DC&A INC) at the Southeast corner of said Gilbert tract, the Northwest corner of said Barber tract, and the Southwest corner of a tract conveyed to Doris Hanks, by Warranty Deed, as recorded in Volume 1384, Page 125, Official Public Records, Lamar County, Texas;

THENCE, South 00 Degrees 01 Minutes 49 Seconds West, with the West line of said Barber tract, a distance of 189.86 feet to the POINT OF BEGINNING and CONTAINING 13,290 square feet or 0.31 acres of land.