

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 6, 2012, **Phillip Dale Grose and Ashley Fry Grose** 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"), said Deed of Trust being recorded in Document Number 098830-2012 of the Real Property Records of Lamar County, Texas; Extension of Real Estate Note and Lien dated April 21, 2016, filed May 18, 2016 in Document Number 133450-2016 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

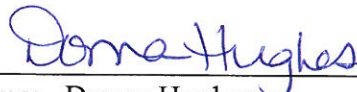
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

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, October 6, 2020** at **1:00 p.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 1 day of September, 2020.



Name: Donna Hughes
Substitute Trustee

Address: 100 W. Arkansas Street
Mt. Pleasant, Texas 75455

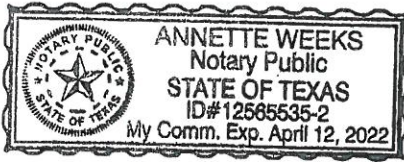
RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 1st DAY OF Sep 2020

Phone: 903-572-9881

THE STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 1 day of September, 2020,
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Annette Weeks

Notary Public in and for the State of Texas

Exhibit A

All that certain tract or parcel of land situated about 10 miles North 23° East of the City of Paris, County of Lamar, and State of Texas, a part of the J. C. Lamb Survey No. 523, and being a part of a 30 acre tract of land conveyed I. W. Vickers by deed recorded in Vol. 293, page 409, of the Deed Records of said County and State.

BEGINNING at a stake for corner in the North Boundary line of Farm Road 2648 at the present Southeast corner of said Vickers tract of land;

THENCE North a distance of 1388 feet to a stake for corner at the Northeast corner of said tract of land;

THENCE West a distance of 108.7 feet to a stake for corner in the North Boundary line of said tract of land;

THENCE South a distance of 1388 feet to a stake for corner;

THENCE East along the North Boundary line of Farm Road 2648 a distance of 208.7 feet to the place of beginning and containing 8.65 acres of land.