

FILED FOR RECORD
LAMAR COUNTY, TEX.

17 MAR 14 AM 11:34 **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

RUTH SISSON
COUNTY CLERK

BY _____ DEPUTY
WHEREAS, on June 30, 2010, **Shannon L. McMikel** 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 080104-2010 of the Real Property Records of Lamar County, Texas; Assignment of Leases and Rents dated June 30, 2010, recorded in Document Number 080105-2010 of the Real Property Records of Lamar County, Texas; Extension of Real Estate Note and Lien dated February 17, 2015, recorded March 12, 2015 in Document Number 122838-2015 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, April 4, 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.

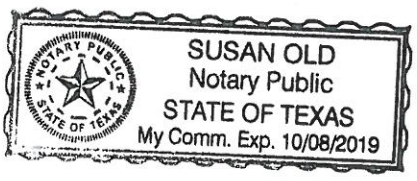
WITNESS my and this 13 day of March, 2017.

Donna Hughes
Name: Donna Hughes
Substitute Trustee
Address: 100 W. 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 13 day of March, 2017,
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Susan Old
Notary Public in and for the State of Texas

EXHIBIT "A"

FIRST TRACT:

A part of the J. T. HARMON SURVEY within the corporate limits of the City of Deport, and being the Second Tract described in deed from W. K. Read et al. to Katherine Read Herndon et al., dated August 22, 1955; described by metes and bounds as follows:

BEGINNING at a stake in the WB line of Water Street at the NE corner of the lot conveyed by J. C. Mason to A. M. Dawson, this being also the SE corner of the Fourth Tract described in deed from Mrs. M. E. Elliott et al. to J. T. Woodard, dated November 19, 1920, of record in Book 189, Page 383, Lamar County Deed Records;

THENCE NORTH with the WB line of Water Street and the EB line of the Elliott/Woodard lot 40 feet, a stake at the SE corner of the First Tract described in the above mentioned Read/Herndon deed dated August 22, 1955;

THENCE WEST with its SB line 76 feet, a stake at its SW corner in the WB line of the above mentioned Elliott/Woodard lot, being also in the EB line of Main Street;

THENCE SOUTH with said WB line 40 feet, a stake at the SE corner of the Elliott/Woodard lot and the NW corner of the Mason/Dawson lot above mentioned;

THENCE EAST 76 feet to the PLACE OF BEGINNING.

SECOND TRACT:

A part of the J. T. HARMON SURVEY within the corporate limits of the Town of Deport, and being the North half of the Fourth Tract described in deed from Mrs. M. E. Elliott et al. to J. T. Woodard, dated November 19, 1920, of record in Book 189, Page 383, Lamar County Deed Records; described by metes and bounds as follows:

BEGINNING at the intersection of an alley running East and West with the WB line of Water Street;

THENCE SOUTH 40 feet, a stake at the NE corner of the lot described in deed from W. L. Baughn et al. to Mrs. M. E. Jeffus;

THENCE WEST with Jeffus' NB line 76 feet, a stake in the EB line of Main Street;

THENCE NORTH 40 feet to the SB line of the above mentioned alley, and the NW corner of the Elliott/Woodard lot;

THENCE EAST with said NB line 76 feet to the PLACE OF BEGINNING.

The above described two tracts of land are the same property described in deed from Citizens State Bank to Terry Moore and wife, Pam Moore, dated March 26, 1992, of record in Book 276, Page 128, Lamar County Real Property Records; and reference is expressly made to all the above mentioned instruments and records for all necessary purposes.