

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 26, 2009, **Jeffrey L. Shelton** 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 070590-2009 of the Real Property Records of Lamar County, Texas; Assignment of Leases and Rents of even date filed in Document Number 070591-2009 of the Real Property Records of Lamar County, Texas; Extension of Real Estate Note and Lien dated October 16, 2014, filed November 4, 2014 in Document Number 119962-2014 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 2, 2018** 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.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 11th DAY OF Sept., 2018.

RECEIVED
On this the 11 day of Sept., 2018.

WITNESS my and this 11 day of September, 2018.

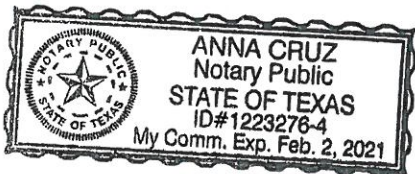
Donna Hughes

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 11 day of September, 2018,
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Anna Cruz
Notary Public in and for the State of Texas

EXHIBIT "A"

Lot Eighteen (18) and three (3) feet off the West side of Lot Nineteen (19), all in Block Four (4) of the STELLROSE ADDITION within the corporate limits of the City of Paris, a part of the GEORGE W. COX SURVEY, according to plat of such Addition of record in Book 1, Page 54, Lamar County Plat Records; described by metes and bounds as follows:

BEGINNING at a stake in the SB line of Cleveland Street at the NW corner of Lot 18 above mentioned;

THENCE EAST with the SB line of Cleveland Street, at 61 feet passing the NE corner of Lot 18 and the NW corner of Lot 19 in said Block 4, continuing on East 3 feet, a total distance of 64 feet;

THENCE SOUTH 132.5 feet, more or less, a stake in the SB line of Lot 19;

THENCE WEST with the SB line of Lot 19 and the SB line of Lot 18, at 3 feet passing the SW corner of Lot 19, continuing on West 61 feet, a total distance of 64 feet to the SW corner of Lot 18 in Block 4;

THENCE NORTH with the WB line of Lot 18 a distance of 132.5 feet, more or less, to the place of beginning, and being the same property described in deed from Marissa Allqn. Drake to Jeff Fowler and wife, Stephanie Fowler, dated January 12, 1990, of record in Book 134, Page 131, Lamar County Real Property Records; reference being made to all the above mentioned instruments and records for all necessary purposes.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 11th day of January, 2011, **RICHARD EUGENE HALEY**, executed a Deed of Trust to **Thomas Perry**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **PEOPLES BANK, Paris, Texas**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$35,600.00; such Deed of Trust being recorded in Instrument# 084944-2011, Lamar County Official Records; and

WHEREAS, in accordance with the provisions of such Deed of Trust, the undersigned has been appointed Substitute Trustee in the place and stead of the above named original Trustee, by instrument of record in the Official Records of Lamar County, Texas; and

WHEREAS, default has occurred in the indebtedness herein described; notice of such default has been given as provided by law, and **PEOPLES BANK, Paris, Texas**, the legal owner and holder of such indebtedness, has requested me, **CASEY GAIN**, as Substitute Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of October, 2018, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinafter described real property and premises at the East door of the Lamar County Courthouse in the City of Paris, Lamar County, Texas; as established by resolution of the Commissioner's Court of Lamar County, of record in the Office of the County Clerk of Lamar County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is described as follows:

A part of the Asa Jarman Survey within the corporate limits of the City of Paris, and being Lot 12 and the West 29 feet of Lot 11 in Block Three (3) of the Talkington-Hodge Addition, according to plat of such Addition of record in the District Court Records of Lamar County, Texas; described by metes and bounds as follows in accordance with a survey made by W. R. Abbott, Registered Public Surveyor, dated May 18, 1965: **BEGINNING** at a stake in the EB line of 16th Street SW, this point being the NW corner of Lot 12 above mentioned;

THENCE EAST 80 feet, a stake in the NB line of Lot 11;

THENCE SOUTH 111 feet, a stake in the NB line of West Austin Street;


THENCE WEST with the NB line of West Austin Street 80 feet, a stake in the EB line of 16th Street SW;

THENCE NORTH with the EB line of 16th Street SW 111 feet to the place of beginning, being the same property described in deed to Wilbur Gene Newman et ux., dated May 20, 1965, of record in Book 430, Page 80, Lamar County Deed Records, and in deed to David Eugene Maurer and wife, Margaret Hope Maurer, dated August 29, 1996, of record in Book 632, Page 309, Lamar County Real Property Records; reference being made to all the above mentioned instruments and records for all necessary purposes;

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.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 14th DAY OF Sep 2018.

WITNESS my hand this 11th day of September, 2018.



CASEY GAIN, Substitute Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393