

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 4, 2013, **Troy Alan Farmer and Angelia Marie Farmer** 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"), recorded in Volume 850, Page 764 of the Real Property Records of Hopkins County, Texas; Extension of Real Estate Note and Lien dated October 26, 2018, filed November 16, 2018 in Document Number 2018-6186 of the Real Property Records of Hopkins County; 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, February 2, 2021 at 10:00 a.m.** or within three hours after that time, the undersigned will sell the Property at the entrance of the Hopkins County Courthouse, Sulphur Springs, Texas, as designated by the Commissioner's Court in Hopkins 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.

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2021 JAN 12 A 9:50
TRACY SMITH
COUNTY CLERK
BY S. Heppner DEPUTY

WITNESS my and this 12 day of January, 2021.

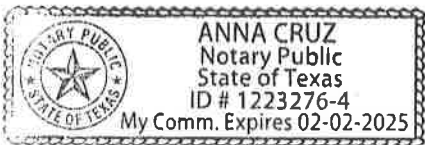
Donna Hughes

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 12 day of January, 2021,
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Anna Cruz
Notary Public in and for the State of Texas

EXHIBIT A

All that certain lot, tract or parcel of land situated in the City of Sulphur Springs, Hopkins County, Texas, a part of the Jose Y'Barbo Survey, Abstract No. 1102 more fully described as LOT ONE (1) GARDEN OAKS ADDITION, BLOCK 215 to the City of Sulphur Springs, as shown on Plat of said Addition of record in Volume 5, Page 54, Map Records, Hopkins County, Texas.

Also being that same land described in a deed from F. Gene Watson and wife, Janette Watson to Watson Construction Co. Dated 12/06/1982, recorded in Volume 425, Page 743, Deed Records, Hopkins County, Texas.