

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 24, 2014, **Dawn Morgan, Craig Morgan, Benny Johnson and Sue Ann Johnson** 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 in the name of Dawn Morgan, Craig Morgan, Benny Johnson and Sue Ann Johnson recorded in Volume 884, Page 330 of the Real Property Records of Hopkins 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, January 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 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.

WITNESS my and this 8 day of December, 2017.

Donna Hughes

Name: Donna Hughes
Substitute Trustee

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

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
DEC -8 A 11:13
DEBBIE SHIRLEY
COUNTY CLERK
DEPUTY

Phone: 903-572-9881

THE STATE OF TEXAS
COUNTY OF TITUS

This instrument was acknowledged before me on the 8 day of December, 2017,
by Donna Hughes, Substitute Trustee, in the capacity therein stated.




Notary Public in and for the State of Texas

Exhibit "A"

Legal Description

All that certain lot, tract or parcel of land situated in Hopkins County, Texas, and being part of the G. C. Wetmore Survey, Abstract No. 1021, and being part of a called 153 acre tract described in Deed from Omar Jones to John H. Heilman and wife, Judy Ann Heilman as recorded in Vol. 191, Page 548, Hopkins County Real Property Records, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod set in a fence on the South line of said 153 acre tract for a corner from which the Southeast corner of said 153 acre tract bears N 89 deg. 34 min. 39 sec. E a distance of 575.10 feet, said beginning point being on the North line of a called 62-1/2 acre tract described in a Deed to Payne as recorded in Vol. 400, Page 545, H.C.D.R.;
THENCE S 89 deg. 34 min. 39 sec. W along the South line of said 153 acre tract and along the North line of said 62-1/2 acre tract a distance of 384.60 feet to a 1/2 inch iron rod set for a corner;
THENCE N 00 deg. 13 min. 57 sec. W a distance of 2708.76 feet to a 1/2 inch iron rod set within County Road No. 4508 for a corner;
THENCE S 25 deg. 51 min. 14 sec. E along said road a distance of 46.66 feet to a 1/2 inch iron rod set for a corner;
THENCE S 22 deg. 53 min. 59 sec. E continuing along said road a distance of 783.28 feet to a 1/2 inch iron rod set for a corner;
THENCE S 82 deg. 24 min. 45 sec. E continuing along said road a distance of 63.15 feet to a 1/2 inch iron rod set for a corner;
THENCE S 00 deg. 13 min. 57 sec. E a distance of 1934.04 feet to the point of beginning and containing 20.000 acres of land, more or less.