

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 13, 2016, **Douglas Wayne Jenkins, Jr. and Ashlie Brooke Jenkins** 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 136557-2016 of the Real Property Records of Lamar County, Texas; Correction Instrument As To A Recorded Original Instrument dated September 19, 2016, filed September 23, 2016 in Document Number 136826-2016 of the Real Property Records of Lamar County, Texas; and

WHEREAS, Guaranty Bank & Trust, 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

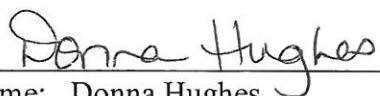
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

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 7, 2020** 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 16 day of December, 2019.



Name: Donna Hughes
Substitute Trustee
Address: 100 W. Arkansas Street
Mt. Pleasant, Texas 75455

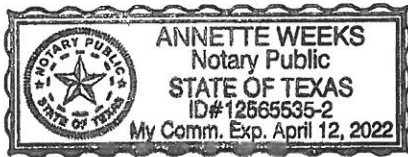
RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 16 DAY OF Dec., 2019

Phone: 903-572-9881

THE STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 16 day of December 2019,
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Annette Weeks
Notary Public in and for the State of Texas

A part of the H. Page Hadright Survey, about 10 miles North of Paris, Texas on the East side of Highway 271, being a part of the tract conveyed to E.R. McDonald, Trustee, by D.C. Richie, by deed dated February 18, 1942, recorded in Book 263, Page 185, Lamar County Deed Records, more fully described by meets and bounds as follows:

First Tract:

BEGINNING at the NW Corner of a 1.92 acre tract of land conveyed by Mrs. Gaynell H. McDonald, a widow, et al to Leo V. Gentry by deed dated January 16, 1945;
THENCE NORTH 15 deg. 5 min. East along EB line of highway 271, 54.7 feet to a stake;
THENCE SOUTH 53 feet to a stake, the NE corner of the 1.92 acre tract conveyed by Gaynell H. McDonald et al to Leo V. Gentry;
THENCE WEST along the NB line of said 1.92 acres to the place of beginning, in the EB line of 271 containing 1 acre of land

SECOND TRACT:

BEGINNING at the NE Corner of a 6.78 acre tract conveyed by E. H. McDonald, Trustee to Elvie C. Maddox and wife Ester Elizabeth Maddox by deed filed February 2, 1944, recorded in Book 270, Page 260, Lamar County Deed Records, at a stake on the EB line of highway 271;
THENCE with the EB line of said Highway, North 15 deg. 5, min East 100 feet, a stake;
THENCE EAST 826 feet a stake, on the EB line of the original McDonald tract;
THENCE SOUTH 100 feet a stake, the Maddox NE corner;
THENCE WEST 852 feet to the place of beginning, containing 1.92 acres of land, being the same property as described in deed from Robert H. McDougal to Robert England et ux, dated February 10, 1966, of record in Book 439, Page 448, Lamar County Deed Records, less that portion heretofore conveyed for Highway purposes.

EXHIBIT A