

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

18 FEB 13 AM 9:21

BY: 
DEPUTY

WHEREAS, on April 16, 2010, **Franz Peters** 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 2010-4336 of the Real Property Records of Hunt County, Texas; Corrected Deed of Trust dated April 16, 2010, filed December 29, 2010 in Document Number 2010-14892 of the Real Property Records of Hunt 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, March 6, 2018** at **1:00 p.m.** or within three hours after that time, the undersigned will sell the Property at the entrance of the Hunt County Courthouse, Greenville, Texas, as designated by the Commissioner's Court in Hunt 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 February, 2018.

Donna Hughes

Name: Donna Hughes

Substitute Trustee

Address: 100 W. Arkansas Street

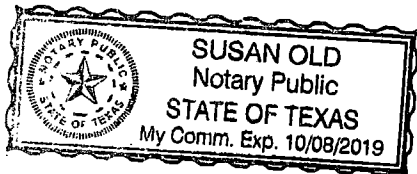
Mt. Pleasant, Texas 75455

Phone: 903-572-9881

THE STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 13 day of February, 2018,
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Susan Old

Notary Public in and for the State of Texas

EXHIBIT "A"

Property (including any improvements): All that certain tract or parcel of land situated in Hunt County, Texas, and being part of the CLEMENTE BUSTILLA SURVEY, Abstract No. 49, and being all of LOT 80 of WHEATLAND ACRES, PHASE II, an addition to Hunt County, Texas, according to the Plat thereof recorded in Volume 400, Page 931, of the Plat Records, Hunt County, Texas.

FRP