

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

21 MAR 16 AM 10:30

WHEREAS, on June 28, 2018, **Sheila Marie Humphries** 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 and Assignment of Rents (all of the real and personal property covered by the Deed of Trust is hereinafter referred to collectively as the "Property"), recorded in Document Number 2018-10082 of the Real Property Records of Hunt County, Texas; Assignment of Rents of even date recorded in Document Number 2018-10083 of the Real Property Records of Hunt County, Texas; Second lien Deed of Trust of even date recorded in Document Number 2018-10084 of the Real Property Records of Hunt County, Texas; Assignment of Rents of even date recorded in Document Number 2018-10085 of the Real Property Records of Hunt 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, April 6, 2021** at **10:00 a.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 16 day of March, 2021.

Donna Hughes

Name: Donna Hughes

Substitute Trustee

Address: 100 W. Arkansas Street

Mt. Pleasant, Texas 75455

Phone: 903-572-9881

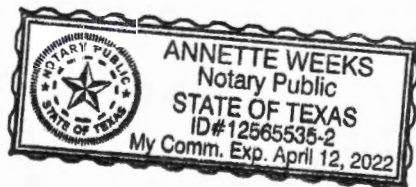
THE STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 16 day of March, 2021,  
by Donna Hughes, Substitute Trustee, in the capacity therein stated.

Annette Weeks

Notary Public in and for the State of Texas



## EXHIBIT A

**ALL that certain lot of land situated on the South side of Main Street and extending South to Alamo Street, part of the J.A. Burnett Survey in the City of Commerce, Hunt County, Texas;**

**BEGINNING at the Northwest corner of tract sold to W.B. DeJernett by H.P. Credille, et ux;**

**THENCE South 170 feet;**

**THENCE East 25 feet;**

**THENCE North 170 feet;**

**THENCE West 25 feet to the Place of Beginning. Being the same property as shown by D.T. Records of Hunt County, Texas in Volume 169, Page 534. Also being known as Original Town of Commerce, Block 3, Lot 10.**