

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on August 14, 2008 in the name of Ronald Anderson; Assumption Deed from Ronald Anderson to **Dave St. Claire and Deann St. Claire** dated February 20, 2015, filed February 24, 2015 in Document Number 20150561 of the Real Property Records of Titus County, Texas . Deed of Trust dated August 14, 2008 filed in Document Number 200800004514 of the Real Property Records of Titus County, Texas (“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 Assumption Deed from Ronald Anderson to Dave St. Claire and Deann St. Claire dated February 20, 2015, filed February 24, 2015 in Document Number 20150561 of the Real Property Records of Titus County, Texas. Deed of Trust dated August 14, 2008 filed in Document Number 200800004514 of the Real Property Records of Titus County, Texas; Extension of Real Estate Note and Lien dated August 14, 2013, filed September 4, 2013 in Document Number 20133704 of the Real Property Records of Titus County, Texas; Assumption Deed from Ronald Anderson to Dave St. Claire and Deann St. Claire dated February 20, 2015, filed February 24, 2015 in Document Number 20150561 of the Real Property Records of Titus County, Texas; Extension of Real Estate Note and Lien dated February 20, 2015, filed February 24, 2015 in Document Number 20150562 of the Real Property Records of Titus County, Texas;

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, December 6, 2016 at 10:00 a.m.** or within three hours after that time, the undersigned will sell the Property at the entrance of the Titus County Courthouse, Mt. Pleasant, Texas, as designated by the Commissioner’s Court in Titus County, Texas, to the highest bidder for cash.

FILED FOR RECORD  
2016 NOV 15 PM 12:54  
COUNTY CLERK, TITUS CO TX  
BY JP 031/017

**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 15 day of November, 2016.

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 15 day of November 2016, by Donna Hughes, Substitute Trustee, in the capacity therein stated.

Annette Weeks

Notary Public in and for the State of Texas

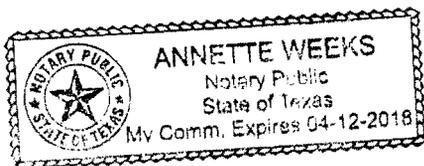


Exhibit A

All that certain lot, tract or parcel of land situated in the County of Titus, State of Texas, being a portion of the James F. Box Survey, A-15 and also being all of the 1.500 acre tract described in a deed from Dave St. Claire and wife, Deann St. Claire to Ronald D. Anderson by deed dated December 6, 1995 and recorded in Volume 936, Page 281 in the Deed Records of said County and bounds as follows:

BEGINNING at a 3/8" steel rod found for corner in the west line of a private road, same being the southeast corner of said 1.500 acre tract and the northeast corner of the Ray D. Ransom 1.0 acre tract (Volume 446, Page 571);

THENCE: WEST, along the North line of said 1.0 acre tract, 150.69 feet to a 3/8" steel rod found for corner in the East line of the Rusty W. Loy 9.794 acre tract (Volume 754, Page 219), same also being the Northwest corner of said 1.0 acre tract;

THENCE: N1+10'40" W, along said East line, 433.69 feet to a 1/2" steel rod found for corner, same being the Southwest corner of the Ronald Anderson and Mary Jo. Anderson Babcock Second Tract (Volume 892, Page 291);

THENCE: EAST, along the South line of said Second Tract, 150.69 feet to a 1/2" steel rod found for corner in the West line of said Private Road, same being the Southeast corner of said Second Tract;

THENCE: S 1 deg. 10' 40" E, along said West line, 433.69 feet to the Place of Beginning and containing 1.500 acres of land, more or less.