

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on December 18, 2009, **Kenneth D. Rushing, Michele C. Rushing and Carol Y. Brown.** executed a Deed of Trust (the "Deed of Trust") conveying to Stanley K. Pinkham as trustee for Texas Leadership Bank. Transfer of Lien between Texas Leadership Bank and Guaranty Bank & Trust, N.A., Kirk L. Lee as trustee for the benefit of Guaranty Bank & Trust, N.A., 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 2009-16251 of the Real Property Records of Hunt County, Texas; Transfer of Lien dated July 31, 2015, recorded August 13, 2015 in Document Number 2015-10003 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 7, 2020** 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.**

FILE FOR RECORD  
JENNIFER LINDENZWING  
COUNTY CLERK HUNT CO TX  
20 MAR 13 AM 11:3  
BY: DEPUTY

WITNESS my and this 13 day of March, 2020.

Donna Hughes

Name: Donna Hughes

Substitute Trustee

Address: 100 W. Arkansas Street

Mt. Pleasant, Texas 75455

Phone: 903-572-9881

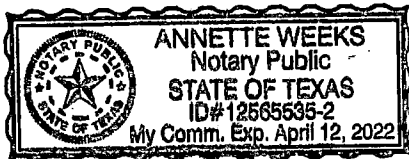
THE STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 13 day of March, 2020,  
by Donna Hughes, Substitute Trustee, in the capacity therein stated.

Annette Weeks

Notary Public in and for the State of Texas



## Exhibit "A"

### DESCRIPTION

All that certain lot, tract or parcel of land situated in the JOHN J. HURST SURVEY, ABSTRACT NO. 434, Hunt County, Texas, and being a part of a 113.380 acres tract of land as described in a Deed from Jewell Houser Speights to Stephen D. Stenek as recorded in Volume 404, Page 679 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in a fence line on the East line of the above cited 113.380 acres tract of land, said point being S. 00 deg. 15 min. 21 sec. E., 429.02 feet from an axle found for corner at the most Easterly Northeast corner of said 113.380 acres tract of land, said beginning point being further defined as being in the most Southerly West boundary line of a called 133.38 acres tract described as the First tract in a Deed conveyed to the Claxton Living Trust in Volume 270, Page 40 of the Real Property Records of Hunt County, Texas;

THENCE S. 00 deg. 15 min. 21 sec. E. along a fence line along the East line of said 113.380 acres tract and the most Southerly West line of said 133.38 acres tract, a distance of 547.83 feet to a 1/2" iron rod found for corner;

THENCE N. 68 deg. 34 min. 22 sec. W. a distance of 860.31 feet to a 1/2" iron rod found for corner in the centerline of a 60' wide access easement ( Val Rose Lane ) said point being the radius point of a cul-de-sac with a 60' radius;

THENCE N. 73 deg. 41 min. 44 sec. E. a distance of 831.85 feet to the POINT OF BEGINNING and containing 5.03 acres of which 0.02 acres lies within said access easement.

TOGETHER WITH A 60' WIDE ACCESS EASEMENT DESCRIBED AS FOLLOWS:

BEING a 60' wide access easement across that tract of land situated in the JOHN J. HURST SURVEY, ABSTRACT NO. 434, Hunt County, Texas, and being a part of a 113.380 acres tract of land as described in a Deed from Jewell Houser Speights to Stephen D. Stenek as recorded in Volume 404, Page 679 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East line of F.M. Highway 1565, said point being the most Westerly Southwest corner of the above cited 113.380 acres tract of land;

THENCE N. 02 deg. 49 min. 27 sec. W. along the East right-of-way line of F.M. Highway 1565, a distance of 60.52 feet to a point for corner;

THENCE S. 85 deg. 18 min. 37 sec. E. a distance of 792.62 feet;

THENCE S. 00 deg. 52 min. 23 sec. E. a distance of 416.39 feet;

THENCE S. 89 deg. 49 min. 11 sec. E. a distance of 2474.62 feet to the beginning of a non-tangent curve to the right, said point bears N. 89 deg. 44 min. 37 sec. W., 845.51 feet and S. 00 deg. 16 min. 23 sec. W., 636.18 feet from an axle found at the most Easterly Northeast corner of the above cited 113.380 acres tract;

THENCE along said curve to the right having a central angle of 300 deg. 00 min. 00 sec. , a radius of 80.00 feet, a chord of S. 00 deg. 10 min. 49 sec. W., 60.00 feet, and an arc length of 314.16 feet to the end of said curve;

THENCE N. 89 deg. 49 min. 11 sec. W. a distance of 2553.73 feet to a 1/2" iron rod found for corner in the most Southerly West line of said 113.380 acres tract;

THENCE N. 00 deg. 52 min. 23 sec. W. along the most Southerly West line of said 113.380 acres tract, a distance of 420.86 feet to a 1/2" iron rod found at the interior corner of said 113.380 acres tract;

THENCE N. 85 deg. 18 min. 37 sec. W. along the most Westerly South line of said 113.380 acres tract, a distance of 730.47 feet to the POINT OF BEGINNING and containing 5.327 acres of land in access easement.