

RECEIVED 12:45 P.M.  
CATHY JENTHO, COUNTY CLERK

### Notice of Foreclosure Sale

MAR 15 2021

EASTLAND COUNTY, TEXAS  
By [Signature] Deputy

Deed of Trust ("Deed of Trust"):

Dated. September 6, 2018

Giantor: Richard Lawson (now deceased) and Ramona Lawson

Trustee: Rita McGee, PC

Lender KeyCity Capital, LLC

Recorded in: Official Public Records of Eastland County, Texas as Instrument Number 2018-002818 on September 10, 2018.

Legal Description: See Exhibit A

Secures Real Estate Lien Note dated September 6, 2018 ("Note") in the original principal amount of \$62,500.00, executed by Richard Lawson and Ramona Lawson (collectively, "Borrower") and payable to the order of Lender

Property. The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Terry Browder, Laura Browder, Marsha Monroe, Martin J Lehman (or any of them acting alone).

Substitute Trustee's Addresses. For Terry Browder, Laura Browder or Marsha Monroe:  
c/o Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

For Martin J. Lehman:  
8350 N. Central Expy Suite 1111  
Dallas, TX 75206

Foreclosure Sale:

Date: April 6, 2021

Time. The sale of the Property will be held at 1:00 p.m. or within three hours thereafter.

Place: At the area (if any) designated by the commissioners court for foreclosure sales. If no area has been so designated, then in the entrance lobby of the Eastland County Courthouse or the adjacent exterior upper porch area.

Terms of Sale. The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has accelerated any and all sums secured by the Deed of Trust and has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

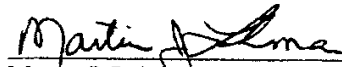
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held.

by Substitute Trustee.

**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.**

Dated: March 1, 2021



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Martin J. Lehman  
Substitute Trustee

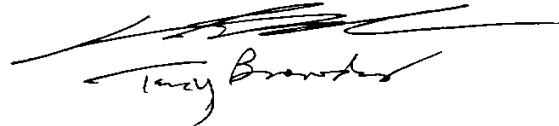


Exhibit A

**BEING 1.027 acres of land, more or less, out of the W. A. Cannon Survey, Abstract No. 1039, Eastland County, Texas and being more particularly described by metes and bounds as follows:**

**BEGINNING** at an iron pin set in the South line of Texas Highway No. 36 for the Northwest corner of this tract, said point being South 58-44 East 1,421 feet and North 874.6 feet from the Southwest corner of said Cannon Survey;

**THENCE** South 05-47-32 West, at 1.8 feet pass a steel corner post, continue in all 230.7 feet to a steel corner post in the North line of Eastland County Road No. 245;

**THENCE** North 89-01-58 East with the North line of said County Road 390.48 feet to an iron pin set in the South line of Highway 36;

**THENCE** North 58-44 West with the South line of Highway 36, 429.52 feet to the **POINT OF BEGINNING** and containing 1.027 acres of land, more or less.

Commonly known as 5817 Hwy 36 W, Rising Star, TX 76471