

NOTICE OF ACCELERATION AND SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

DATE: September 6, 2018

GRANTOR (S): Richard Lawson and Ramona Lawson

ORIGINAL MORTGAGEE: KeyCity Capital, LLC

ORIGINAL PRINCIPAL: \$62,500.00

RECORDING INFORMATION: File Number 2018-002818, Eastland County, TX

PROPERTY:

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 attached hereto and made a part hereof:

MORTGAGE SERVICING INFORMATION:

CURRENT MORTGAGEE: KeyCity Capital, LLC

MORTGAGEE ADDRESS:

SALE INFORMATION:

DATE OF SALE: February 4, 2020

TIME OF SALE: 10:00 AM or within three hours thereafter.

PLACE OF SALE: The area in the entrance Lobby of the Eastland County Courthouse or the adjacent exterior upper porch area.

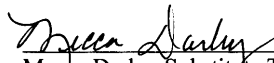
SUBSTITUE TRUSTEE: Mecca Darby

WHEREAS, the above named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
3. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.


Mecca Darby, Substitute Trustee

RECEIVED 11:00 A.M.
CATHY JENTHO, COUNTY CLERK

JAN 13 2020

EASTLAND COUNTY, TEXAS
By  Deputy

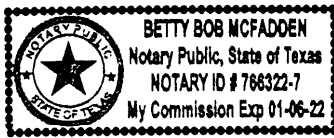
STATE OF TEXAS }
COUNTY OF TAYLOR }

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Mecca Darby known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER BY HAND AND SEAL OF OFFICE the 2nd day of January, 2020.



Notary Public in and for the State of Texas



Return to:
ACE Property Solutions
278 S Pioneer
Abilene, TX 79605