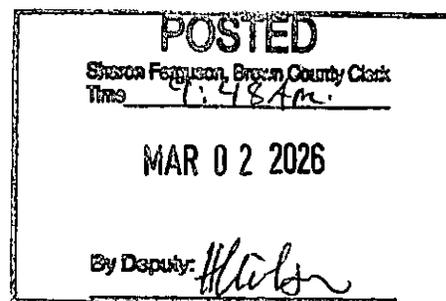


Notice of Foreclosure Sale



Deed of Trust

Dated: **December 13, 2023**

Grantor: **TONY R. LAWSON and BENETTA GRICE LAWSON**

Trustee: **ERIC A. MCNEESE**

Lender: **CAROLYN KELLY**

Recorded in: **Instrument 2306766 of the Official Public Records of Brown County, Texas**

Legal Description: **Being all of Tract 45 and 46, of BUCKHORN ESTATES SUBDIVISION, PHASE TWO, a subdivision in Brown County, Texas, as shown on the plat of said subdivision, recorded in Volume 5, Pages 15 and 16, of the Plat Records of Brown County, Texas.**

Secures: **Promissory Note ("Note") in the original principal amount of \$28,427.63, executed by TONY R. LAWSON and BENNETTA GRICE LAWSON ("Borrower") and payable to the order of Lender**

Legal Description **Being all of Tract 45 and 46, of BUCKHORN ESTATES SUBDIVISION, PHASE TWO, a subdivision in Brown County, Texas, as shown on the plat of said subdivision, recorded in Volume 5, Pages 15 and 16, of the Plat Records of Brown County, Texas.**

Assignment: **NONE**

Substitute Trustee: **E. RAY WEST, III**

Substitute Trustee's Address: **400 CC Woodson Rd, Brownwood 76801, Brown County, Texas**

Foreclosure Sale Date: **April 7, 2026**

- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 PM and end not later than three hours thereafter.
- Place:** The sale of the Property will be held on the South Porch of the Brown County Courthouse, located at 200 S. Broadway, Brownwood, Brown County, Texas.
- 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, the Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

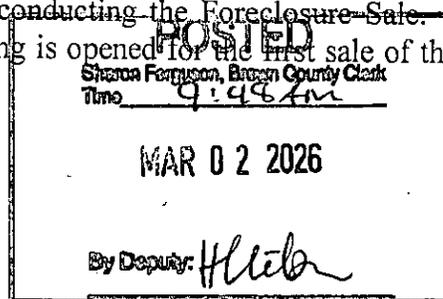
Therefore, notice is given that on **April 7, 2026**, on the South Porch of the Brown County Courthouse, located at 200 S. Broadway, Brownwood, Brown County, Texas at the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If assigned current 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 assigned current 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.

E Ray West III
E. RAY WEST, III, SUBSTITUTE TRUSTEE

STATE OF TEXAS

COUNTY OF BROWN

The foregoing instrument was acknowledged before me on this 27th day of February, 2026, by E. RAY WEST, III, Substitute Trustee.

Bonnie K. Adams
Notary Public, State of Texas

