

**NOTICE OF TRUSTEE'S SALE**

**DATE:** March 2, 2026

**DEED OF TRUST**

**Date:** Octoberb 23, 2024

**Grantor:** Michael Lawson  
14 Randy Dr.  
Texarkana, TX. 75501

**Beneficiary:** Extracto Bank, N.A. Custodian of the of the J. Philip Davis IRA  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Volume 1087, Page 537, Official Records of Marion County, Texas.

**Property:** *Tract Four (4), being 10.29 acres of land in the William K. Allen Survey, A-12, Marion County, Texas. as more fully described in aforementioned deed of trust , together with the 40-foot-wide easement as described in aforementioned deed of trust.*

**Note**

**Date:** Octoberb 23, 2024  
**Amount:** \$73,713.62  
**Debtor:** Michael Lawson  
**Holder:** Sandstone Capital, LP

**DATE OF SALE OF PROPERTY: April 7, 2026**

**EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM**

**LOCATION OF SALE:** Jefferson, Texas, at the Marion County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the

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26 MAR -3 PM 1:44  
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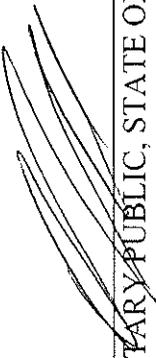
sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS       §  
COUNTY OF LEON     §

This instrument was acknowledged before me on March 2, 2026 by Deborah L. Lemons.

  
NOTARY PUBLIC, STATE OF TEXAS

