

NOTICE OF TRUSTEE'S SALE

DATE: May 6, 2026

FILED FOR RECORD
26 MAY -7 AM 10:40
KIMBERLY WISE
CO. CLERK, MARION CO.
BY _____ DEPUTY

DEED OF TRUST

Date: October 13, 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 Exhibit "A", attached hereto , together with the 40-foot-wide easement as described in Exhibit "B", attached hereto..*

Note

Date: October 13, 2024
Amount: \$68,500.00
Debtor: Michael Lawson
Holder: Extracto Banks, N.A. Custodian of the J. Philip Davis IRA

DATE OF SALE OF PROPERTY: June 2, 2026

EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM 10:00 AM
will

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 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 May 6, 2026 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS



Bowman

4001 East Oak Blvd, South
Marshall, TX 75672
903.471.9191
TOPPELS Firm No. 18129608
L.A. Firm No. 546
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**METES AND BOUNDS DESCRIPTION OF
A 10.29 ACRE TRACT 1
WILLIAM K. ALLEN SURVEY, A-12
MARION COUNTY, TEXAS**

That certain platted, surveyed or tract of land containing 10.29 acres (Tract 1), being a portion of a 41.162 acre tract, described in a deed to Ellison Coffey Land Company, LLC, recorded in Volume 1977, Page 448, Marion County Official Public Records (M.C.O.P.R.), located within the William K. Allen Survey, A-12, Marion County, Texas, all as shown on plat of survey prepared by Bowman Consulting on file as Job No. 381071, which tract is more particularly described as follows, to wit: (Bearing Basis: SPC, Texas North Central 4202, NAD83, G910)

BEGINNING in the right of way of Marion County Road 3212, at a 5/8" iron rod, found for the southwest corner of this tract, same being the southwest corner of said 41.162 acre tract and being the northwest corner of a 97.00 acre tract, referenced in an Affidavit of Marriage to Lee F. Finston, Et Al, recorded in Volume 1074, Page 545, M.C.O.P.R., no deed found;

THENCE N 41° 29' 18" W with Marion County Road 3212, being the west line of this tract and of said 41.162 acre tract, for a distance of 858.66 feet, to a 5/8" iron rod with a plastic cap (broken), found for the northwest corner of this tract and of said 41.162 acre tract, same being the southwest corner of a called 49.935 acre tract, described in a deed to Carl Owens, III, et al, recorded in Volume 1003, Page 44, M.C.O.P.R., from which a found T iron rod with a stamped top, bears N 45° 26' 37" W, for a distance of 1066.29 feet;


THENCE N 45° 35' 02" E, being the north line of this tract and of said 41.162 acre tract, same being in the south line of said Cowens tract, at a distance of 19.91 feet, passing a found 5/8" iron rod, for a total distance of 471.73 feet, to a 1/2" iron rod with a plastic cap stamped "Bowman", set for the northeast corner of this tract, same being the northwest corner of a 10.29 acre tract (Tract 2), surveyed this same date by Bowman Consulting;

THENCE S 49° 24' 17" E, over and across said 41.162 acre tract, being the east line of this tract and the west line of said Tract 2, for a distance of 855.2 feet, to a 1/2" iron rod with a plastic cap stamped "Bowman", set for the southeast corner of this tract, same being the southwest corner of said Tract 2, and on the north line of said Finston tract;

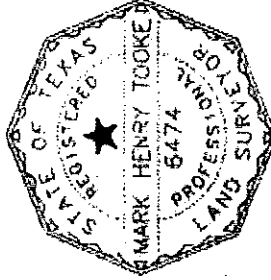
THENCE S 62° 12' 42" W, being the south line of this tract and of said 41.162 acre tract, same being the north line of said Finston tract, for a distance of 477.46 feet, to the **POINT OF BEGINNING**;

I, Mark Henry Tooker, Registered Professional Land Surveyor No. 6474, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of May 2024.

GIVEN UNDER MY HAND AND SEAL this the 30th day of May, 2024



Mark Henry Tooker
Registered Professional Land Surveyor
Texas Registration No. 6474





1001 Two Bird Road, Suite
Merrell, TX 75663
903.471.8392
TXPELS Form No. 701.0600
L.A. Form No. 544
www.bowmar.com

**CENTERLINE DESCRIPTION OF
A 40 FOOT WIDE ACCESS EASEMENT IN
WILLIAM K. ALLEN SURVEY, A-12
MARION COUNTY, TEXAS**

Being a 40 foot wide utility easement situated in the William K. Allen Survey, A-12, Marion County, Texas, and crossing a 41.162 acre tract, described in a deed to Ellison Coffey Land Company, LLC, recorded in Volume 1077, Page 448, Marion County Official Public Records (M.C.O.P.R.), and as shown on plat of survey prepared by Bowman Consulting, or file as Job No. 38937, which contents of said easement, is more particularly described as follows, to wit (bearing base: SFC Texas North Central 4200, NAD83, GRID):

BEGINNING at a point for corner on the east right of way of Marion County Road 3012, from which a found 5.6" iron rod, being the southwest corner of said 41.162 acre tract and of a 70.29 acre tract (Tract 1), surveyed this same date by Bowman Consulting, same being on the north line of a 97.00 acre tract, referenced in an Affidavit of Heavship to Lee E. Frierson, F.A., recorded in Volume 1074, Page 545, M.C.O.P.R., bears S 41° 20' 00" E, for a distance of (92.2) feet.

THENCE over and across said 41.162 acre tract, the following twelve courses,

- 1) N 73° 30' 53" E, for a distance of 73.46 feet, to a point for corner,
- 2) N 45° 00' 46" E, for a distance of 130.93 feet, to a point for corner,
- 3) N 40° 30' 50" E, for a distance of 242.47 feet, to a point for corner,
- 4) N 43° 30' 22" E, for a distance of 220.01 feet, to a point for corner,
- 5) N 41° 40' 57" E, for a distance of 294.68 feet, to a point for corner,
- 6) N 44° 20' 41" E, for a distance of 155.30 feet, to a point for corner,
- 7) N 45° 53' 14" E, for a distance of 113.43 feet, to a point for corner,
- 8) N 43° 14' 42" E, for a distance of 199.03 feet, to a point for corner,
- 9) N 42° 00' 12" E, for a distance of 379.56 feet, to a point for corner,
- 10) N 45° 10' 27" E, for a distance of 287.24 feet, to a point for corner,
- 11) N 48° 25' 12" E, for a distance of 67.38 feet, to a point for corner,
- 12) N 41° 20' 36" E, for a distance of 24.54 feet, to the POINT OF TERMINUS, from which a found 2" iron pipe, being the southwest corner of said 41.162 acre tract and of a 70.29 acre tract (Tract 4), surveyed this same date by Bowman Consulting, same being on the north line of said Frierson tract and also a southwest corner of a caller 44 114 acre tract, described in a deed to Carl Owens, Jr., Et Ux, recorded in Volume 1037, Page 744, M.C.O.P.R., bears S 48° 24' 00" E, for a distance of 51.55 feet.

Mark Henry Tooke, Registered Professional Land Surveyor No. 6474, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of May 2024.

GIVEN UNDER MY HAND AND SEAL this 30th day of May, 2024.

Mark Henry Tooke

Mark Henry Tooke
Registered Professional Land Surveyor
Texas Registration No. 6474

