

NOTICE OF TRUSTEE'S SALE

Date: June 12, 2018
Trustee: John Malone
Trustee's Street Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710
Lender: Southwest Funding Group, LLC
Note

Date: April 3, 2017
Borrower: Artisha Yeo
Payee: Amerigo, Inc.
Principal Amount: \$38,400.00

Deed of Trust

Date: April 3, 2017
Grantor: Artisha Yeo
Trustee: John Malone
Original Beneficiary: Amerigo, Inc.
Recording information: Document # 00001075, Vol. 331, Page 101 in the Official Public Records of Falls County, Texas
Property: Lot Fourteen (14) and the west 16-2/3 feet of Lot Thirteen (13) in the Thomas Place Subdivision in the City of Marlin, Falls County, Texas, and being the same property described in a deed from Darlene Lehrman to Bobby Mulsow dated March 4, 2003 and recorded in Volume 143, Page 437, Official Public Records of Falls County, Texas, and more commonly known as: 308 Mistletoe, Marlin, Texas 76661

Transfer of Lien:

Date: June 6, 2017
Recording information: Document #1076, Vol. 331, Page 104 in the Official Public Records of Falls County, Texas
Original Holder of Note: Amerigo, Inc.
Transferee: Southwest Funding Group, LLC

County: Falls

Date of Sale (first Tuesday of month): July 3, 2018

Time of Sale: 10:00 a.m. or within three hours thereof

Place of Sale: Southside steps of courthouse or inside entrance in case of inclement weather of the Falls County Courthouse in Marlin, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES TO 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.

John Malone is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

FILED 3:05 PM

JUN 12 2018

LINDA WATKINS
CO. CLK. FALLS CO.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

John Malone

JOHN MALONE
TRUSTEE (254) 772-3722