

NOTICE OF TRUSTEE'S SALE

Date: March 6, 2024
Trustee: John Malone
Trustee's Street Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710
Current Mortgagee: Southwest Funding Group, Inc.
Note

Date: November 30, 2010
Borrower: Ministry of H.O.P.E. of Marlin, Texas, an unincorporated association
Payee: Amerigo, Inc.
Principal Amount: \$135,000.00

Deed of Trust

Date: November 30, 2010
Grantor: Ministry of H.O.P.E. of Marlin, Texas, an unincorporated association
Trustee: John Malone
Original Beneficiary: Amerigo, Inc.
Recording information: Instrument # 125 Volume 253 Page 189 in the Official Public Records of McLennan County, Texas
Property: see Exhibit A, and more commonly known as: 615 Craik, Marlin, Falls County, Texas

Transfer of Lien (most recently):

Date: September 16, 2021
Recording information: Instrument #1664, Volume 347, Page 250 in the Official Public Records of Falls County, Texas
Assignee: Southwest Funding Group, Inc.

County: Falls
Date of Sale (first Tuesday of month): April 2, 2024
Time of Sale: 10:00 a.m. or within three hours thereafter
Place of Sale: Southside steps of Falls County Courthouse in Marlin, Texas.

At 9:30 o'clock A.M.
MAR 12 2024
ELIZABETH PERE, CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY

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. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

EXHIBIT "A"

All that certain real property commonly known as 615 Craik Street, Marlin, Falls County, Texas, and being 0.85 acres out of Lot 12, Block 2, of the Craik Addition to the City of Marlin, Falls County, Texas, as described in the field notes below:

PLAT AND FIELD NOTES FOR A TRACT OF LAND IN FALLS COUNTY, TEXAS.

Being 0.85 Acres, more or less, and being part of Lot 12, in Block 2, of the Craik Addition, in the City of Marlin, as shown on the Official Map of Marlin recorded in Volume 23, Page 33 of the Deed Records of Falls County, Texas, also being the same tract of land described in a deed to Elizabeth Foster Brack as recorded in Volume 225, Page 546 of said deed records;

BEGINNING at a 3/8 inch iron pin, found, at the Northeast corner of said Brack Tract, in the East line of said Lot 12 and in the West line of Craik Street;

THENCE, N 84° 07' 14" W, with a North line of said Brack Tract, 134.79 Feet, to a 3/8 inch iron pin, found, at an inner ell corner of said Brack Tract;

THENCE, N 1° 23' 27" E, with a line of said Brack Tract, 43.81 Feet, to a chainlink fence post, for an outer ell corner of said Brack Tract;

THENCE, N 83° 50' 27" W, with a North line of said Brack Tract, 66.42 Feet, to a chainlink fence corner post, at the Northwest corner of said Brack Tract;

THENCE, S 4° 24' 45" W, with the West line of said Brack Tract, 215.00 Feet, to a 1/2 inch iron pin, found, at the Southwest corner of said Brack Tract;

THENCE, S 87° 45' 00" E, with the South line of said Brack Tract, 212.31 Feet, to an axle, found, at the Southeast corner of said Brack Tract, in the East line of said Lot 12 and in the West line of said street;

THENCE, N 1° 15' 07" E, with the common line of said Brack Tract and said street, 158.01 Feet, to the PLACE OF BEGINNING.

9:30 o'clock A.M.
MAR 12 2024
ELIZABETH PEREZ COUNTY CLERK
FALLS COUNTY TEXAS
BY [Signature] DEPUTY

RECORDED
INDEXED
MAR 12 2024
FALLS COUNTY CLERK
FALLS COUNTY TEXAS

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