

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 5, 2023

Substitute Trustee: John Malone

Substitute Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Amerigo, Inc.

Note:

Date: November 9, 2007

Principal Amount: \$43,000.00

Borrower: Juan Landeros and wife, Yolanda Landeros

Mortgagee: Amerigo, Inc.

Deed of Trust:

Date: November 9, 2007

Grantor: Juan Landeros and wife, Yolanda Landeros

Mortgagee: Amerigo, Inc.

Recording Information: Volume 216, Page 238 in the Official Public Records of Falls County, Texas

Property: See attached Exhibit A, and more commonly known as: 721 Caps Street, Marlin, Texas 76661

County: Falls

Date of Sale: November 3, 2023

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

Place of Sale: south side steps of Falls County courthouse in Marlin, Texas

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.

Mortgagee has appointed John Malone as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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 there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

FILED 9:51 ^AM

OCT 10 2023

CO. CLK. FALLS CO.

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John Malone
JOHN MALONE,
SUBSTITUTE TRUSTEE (254) 772-3722

EXHIBIT A

Property (including any improvements): All that certain tract or parcel of land, being part of Outlot One Hundred Eleven (111) in the Forde Subdivision in the City of Marlin, Falls County, Texas, and being more particularly described as follows to wit:

Beginning at the Southeast corner of a lot conveyed by Mike Meuske, et ux, to V. D. Taylor, by deed dated June 11, 1960, and recorded in Vol. 247, Page 403, of the Falls County Deed Records;

Thence East with the North line of Capps Street 56 feet to the West line of the Caperton property;

Thence North 125 feet to the Southeast corner of a lot conveyed by Mike Meuse, et ux, to Ruth P. Butler by deed dated December 16, 1960, and recorded in Vol. 247, Page 600 of the Falls County Deed Records;

Thence West 56 feet to the Northwest corner of this lot;

Thence South 125 feet to the place of beginning.

Being the same property described in a deed from Mary Ann Lehmann, et al to Arthur P. Allen dated March 5, 1980 and recorded in Vol. 313, Page 912 of the Deed Records of Falls County, Texas.

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CO. CLK. FALLS CO.