



VG-1443-2019-1902660

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 1902660

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: August 13, 2019 12:08 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1902660
Receipt Number: 20190813000023
Recorded Date/Time: August 13, 2019 12:08 PM
User: Sabra K
Station: Clerk Station

Record and Return To:

JOHN MALONE



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

NOTICE OF TRUSTEE'S SALE

Date: August 13, 2019

Trustee: John Malone

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

Mortgagee: Southwest Funding Group, Inc.

Note:

Date: August 16, 2018

Principal Amount: \$7,480.00

Borrower: Bryson L. Dixon

Mortgagee: Southwest Remodeling Co., Inc.

Deed of Trust:

Date: August 16, 2018

Grantor: Bryson L. Dixon

Mortgagee: Southwest Remodeling Co., Inc.

Recording Information: Document # 01802817, Volume 1750, Page 105 in the Official Public Records of Freestone County, Texas

Property: Lot Two (2) of the Hillside Addition to the City of Teague, Freestone County, Texas, according to the plat of said addition recorded in Cabinet B, Envelope 29B, Plat Records of Freestone County, Texas, and more commonly known as: 103 Hullum Drive, Teague, Texas 75860

Transfer of Lien:

Date: August 21, 2018

Recording information: Instrument# 1802975, Volume 1751, Page 92 in the Official Public Records of Freestone County, Texas

Assignor: Southwest Remodeling Co., Inc.

Assignee: Southwest Funding Group, LLC

County: Freestone

Date of Sale: September 3, 2019

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

Place of Sale: Front steps at south entrance of the Freestone County courthouse in Fairfield, 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.

John Malone is the 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 there after. 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