

FILED
AT 11:02 O'CLOCK A.M

JAN 13 2020

181 Rosita Valley Rd, Eagle Pass, TX 78852

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *Sara Montemayor* Deputy

17-021773

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 02/04/2020

Time: Between 10AM -1PM and 10AM – 1PM beginning not earlier than or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Maverick County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/30/2014 and recorded in the real property records of Maverick County, TX and is recorded under Clerk's File/Instrument Number, 1441, Page 459, with GUADALUPE C. IBARRA AKA GUADALUPE IBARRA and RUBEN IBARRA (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for AMCAP Mortgage LTD. dba Gold Financial Services mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GUADALUPE C. IBARRA AKA GUADALUPE IBARRA and RUBEN IBARRA, securing the payment of the indebtedness in the original amount of \$96,662.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Money Source, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 0.172 ACRE TRACT OF LAND, LYING AND SITUATED IN MAVERICK COUNTY, TEXAS AND BEING A PORTION OF LOT 17, BLOCK 1, LOMA LINDA SUBDIVISION AS SHOWN BY PLAT RECORDED IN ENVELOPE 136, SIDE A, OF THE MAVERICK COUNTY MAP RECORDS; SAID 0.172 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT NORTHWESTERLY CORNER OF SAID LOT 17, BLOCK 1, LOMA LINDA SUBDIVISION, FALLING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF ROSITA VALLEY ROAD:

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF ROSITA VALLEY ROAD, N 44 DEGREES 34 MINUTES 53 SECONDS E, 42.50 FEET TO A 1/2" IRON ROD, SET TO MARK A CORNER OF THIS TRACT;

THENCE S 45 DEGREES 25 MINUTES 07 SECONDS EAST, 100.00 FEET TO A 1/2" IRON ROD, SET TO MARK A CORNER OF THIS TRACT;



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THENCE S 44 DEGREES 34 MINUTES 53 SECONDS W, 10.00 FEET TO A 1/2" IRON ROD, SET TO MARK A CORNER OF THIS TRACT;

THENCE S 45 DEGREES 25 MINUTES 07 SECONDS EAST, 100.00 FEET TO A 1/2" IRON ROD, SET TO MARK A CORNER OF THIS TRACT;

THENCE ALONG THE COMMON LINE OF LOT 17, WITH LOT 18, S 44 DEGREES 34 MINUTES 53 SECONDS W, 32.50 FEET TO A 1/2" IRON ROD, BEING THE COMMON CORNER OF LOTS 17, 18, 15 AND 16;

THENCE ALONG THE COMMON LINE OF LOT 17 WITH LOT 15, N 45 DEGREES 25 MINUTES 07 SECONDS W, 200.00 FEET TO THE POINT OF BEGINNING.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. The Money Source, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

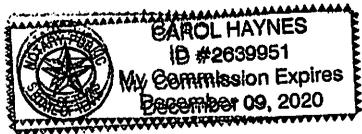
The Money Source, Inc.
500 South Broad Street, Suite #100a
Meriden, CT 06450

Calvin Speer
SUBSTITUTE TRUSTEE
Calvin Speer, Melody Speer, Wendy Speer,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Maverick

Before me, the undersigned authority, on this day personally appeared Calvin Speer, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of January, 2020.



Carol Haynes
NOTARY PUBLIC in and for
Maverick COUNTY
My commission expires: 12/20/20
Print Name of Notary:
CAROL HAYNES

CERTIFICATE OF POSTING

My name is Calvin Speer, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1-13-20 I filed at the office of the Maverick County Clerk and caused to be posted at the Maverick County courthouse this notice of sale.

Declarants Name: Calvin Speer
Date: _____