

20-002

01/13/2020 10:46:40 AM Total Pages: 2 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



THE MONEY SOURCE INC. (MYS)
LIBARDO, PERYL
836 CRYSTAL LAKES DR, BROOKSHIRE, TX 77423

FHA 512-3000937-703-203B
Firm File Number: 19-035142

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 28, 2018, PERYL LIBARDO, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to BENJAMIN CARPENTER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALCON MUTUAL MORTGAGE, LLC D/B/A ONETRUST HOME LOANS, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of WALLER COUNTY, TX and is recorded under Clerk's File/Instrument Number 1801684, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 3, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Waller county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Waller, State of Texas:

LOT THIRTEEN (13) BLOCK FOUR (4), OF CRYSTAL LAKES, SEC 1, A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 1701314 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

Property Address: 836 CRYSTAL LAKES DR
BROOKSHIRE, TX 77423
Mortgage Servicer: THE MONEY SOURCE INC.
Mortgagee: THE MONEY SOURCE, INC.
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

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 §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press,
Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette
McCrary, Joshua Sanders, Kristopher Holub, Julian
Perrine, Kinney Lester, Megan Randle, Ebbie Murphy
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

FILED AND RECORDED

Instrument Number: 20-002

Filing and Recording Date: 01/13/2020 10:46:40 AM Pages: 2 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: