

THE MONEY SOURCE INC. (MYS)
NENA, BARRY
3410 COUNTY ROAD 4129, CUMBY, TX 75433

VA 0
Firm File Number: 19-034700

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 31, 2017, BARRY SALVINAS NENA AND MARIA NENA HUSBAND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT F. EUSTIS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR EUSTIS MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOPKINS COUNTY, TX and is recorded under Clerk's File/Instrument Number 4002, 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, January 7, 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 Hopkins 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.

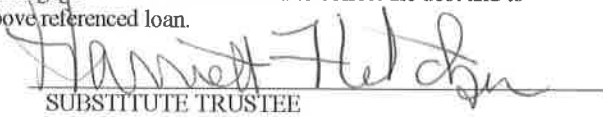
Said Real Estate is described as follows: In the County of Hopkins, State of Texas:

PLEASE SEE EXHIBIT "A"

Property Address: 3410 COUNTY ROAD 4129
CUMBY, TX 75433
Mortgage Servicer: THE MONEY SOURCE INC.
Mortgagee: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2019 DEC 16 P 12:33
TRACY SMITH
COUNTY CLERK
BY _____ DEPUTY

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
Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sue Spasic, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

12-16-2019

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.

EXHIBIT "A"

Legal:

BEING a 12.739 acre tract and being all that certain lot, tract or parcel of land situated in the James C. Sanders Survey, Abstract No. 825, Hopkins County, Texas, and being part of a called 20.690 acre tract described in a deed from Charles Waltrip and Sally Waltrip to Stacey A. Mitchell as recorded in Volume 601, Page 746, Hopkins County Official Public Records, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found at a fence corner tree, at the most northerly southwest corner of said 20.690 acre tract and an inside corner of a called 113.798 acre tract described in a deed to Wallace as recorded in Volume 390, Page 607, H.C.R.P.R.;

THENCE N 02°01'01" E, along the westernmost west line of said 20.690 acre tract and the westernmost east line of said 113.798 acre tract a distance of 522.22 feet to a 1/2 inch iron rod found at the northwest corner of said 20.690 acre tract, said point being the southwest corner of a called 10.000 acre tract described in a deed to Meder as recorded in Volume 491, Page 197, H.C.O.P.R., for a corner;

THENCE N 90°00'00" E along the north line of said 20.690 acre tract and the south line of said 10.000 acre tract a distance of 983.48 feet to a 1/2 inch iron rod found on the centerline of County Road No. 4129 and the west line of a called 194.081 acre tract described in a deed to Dickerson as recorded in Volume 531, Page 819, H.C.O.P.R., at the northeast corner of said 20.690 acre tract and the southeast corner of said 10.000 acre tract, for a corner;

THENCE with said county road, along the east line of said 20.690 acre tract and the west line of said 194.081 acre tract, the following courses and distances:

S 06°04'31" E a distance of 117.15 feet to a spike nail, for an angle corner;

S 19°27'30" E a distance of 140.18 feet to a spike nail, for an angle corner;

S 25°13'51" E a distance of 180.23 feet to a spike nail, for an angle corner;

S 26°56'00" E a distance of 110.85 feet to a point, for a corner;

THENCE S 88°33'04" W across said 20.690 acre tract, passing a 1/2 inch iron rod set, for a reference, at a distance of 27.67 feet and continuing a total distance of 449.70 feet to a 3/8 inch iron rod found at an inside corner of said 20.690 acre tract and the most southerly northeast corner of said 113.798 acre tract, for an angle corner;

THENCE N 90°00'00" W along the northernmost south line of said 20.690 acre tract and the southernmost north line of said 113.798 acre tract a distance of 738.44 feet to the POINT OF BEGINNING and containing 12.739 acres of land, more or less, also being known as 3410 CR 4129, Cumby, Texas.