

THE MONEY SOURCE INC. (MYS)
SCROGGINS, JENNIFER AND JAMES SMITH
116 BOB WHITE LANE, LIBERTY, TX 77575

FHA 512-1466021-703
Firm File Number: 18-030272

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at 11:25 AM NOV 29 2022

NOV 29 2022

LEE H. CHAVEZ
COUNTY CLERK
LIBERTY COUNTY, TEXAS
Adrian Driver

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 3, 2014, JENNIFER D SCROGGINS AND ROBERT SCROGGINS, WIFE AND HUSBAND AND JAMES L SMITH AND TONI SMITH, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to VAN SHAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHWEST FUNDING, LP in payment of a debt therein described. The Deed of Trust was filed in the real property records of **LIBERTY COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2014005703, 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 3, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **LIBERTY COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 Liberty, State of Texas:

THAT CERTAIN 0.45 ACRES, BEING A PART OF LOT 16 & THE WEST 1/2 OF LOT 17 BLK 1 SECTION "D" OF COUNTRY CLUB ESTATES SUBDIVISION, VO. 3, PG. 36 LIBERTY COUNTY MAP RECORDS, LIBERTY COUNTY, TEXAS, AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 16, IN SAID THE SOUTH LINE OF BOBWHITE DR. A 60' RIGHT OF WAY, SAID BLOCK CORNER BEARS NORTH 82 DEG. 37 MIN. 30 SEC. EAST A DISTANCE OF 1255.16' AND THIS FOUND IRON PIPE BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 82 DEG. 37 MIN. 30 SEC. EAST ALONG THE SOUTH LINE OF BOB WHITE DRIVE, A DISTANCE OF 91.24' TO A FOUND 1" IRON PIPE;

THENCE SOUTH 02 DEG. 05 MIN. 10 SEC. THRU LOT 17 TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 235.0' TO A FOUND 1/2" IRON ROD;

THENCE NORTH 87 DEG. 54 MIN. 50 SEC. WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 90.0' TO A FOUND 1" IRON PIPE;

THENCE NORTH 05 DEG. 13 MIN. 11 SEC. EAST NOT THE WEST LINE OF LOT 16, A DISTANCE OF 138.26' TO A FOUND 1/2" IRON ROD FOR A CORNER AN ANGLE POINT;

THENCE NORTH 03 DEG. 11 MIN. 00 SEC. WEST A DISTANCE OF 82.29' TO A POINT FOR A CORNER, TO A FOUND 1/2" IRON PIPE, IN THE SOUTH LINE OF BOBWHITE DRIVE, THE POINT OF BEGINNING, AND CONTAINING 0.45 ACRES OR 19643.35 SQUARE FEET OF LAND

Property Address: 116 BOB WHITE LANE
LIBERTY, TX 77575
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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, , Dana Dennen, Cindy Dennen, Aaron Crawford I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day November 28, 2022.

By: 
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Ronny George
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Grant Tabor
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Attorneys for The Money Source, Inc.

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.