

THE MONEY SOURCE INC. (MYS)  
GAMBOA, IVORY  
420 SOUTH 1ST STREET, COAHOMA, TX 79511

FHA 494-4701051-703-203B  
Firm File Number: 22-038809

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 13, 2018, IVORY GAMBOA, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to REBECCA SUZANNE SMITH, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LRS FINANCIAL NETWORK, INC. DBA HNB MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOWARD COUNTY, TX and is recorded under Clerk's File/Instrument Number 2018-00014473 Volume 1783, Page 339, 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 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **HOWARD 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 Howard, State of Texas:

LOTS NOS. TEN (10) AND ELEVEN (11) IN BLOCK NO. TWO (2), IN THE JOHN W. FURRH ADDITION TO THE TOWN OF COAHOMA IN HOWARD COUNTY, TEXAS, ACCORDING TO PROPER MAP OR PLAT OF SAID ADDITION OF RECORD IN PLAT RECORDS OF SAID HOWARD COUNTY, TEXAS.

Property Address: 420 SOUTH 1ST STREET  
COAHOMA, TX 79511  
Mortgage Servicer: THE MONEY SOURCE INC.  
Mortgagee: THE MONEY SOURCE INC.  
500 SOUTH BROAD STREET  
SUITE #100A  
MERIDEN, CT 06450

By:   
Brent Zitterkopf, County Clerk, Howard County, Texas  
FILED at 10:00 AM on 1/3/23

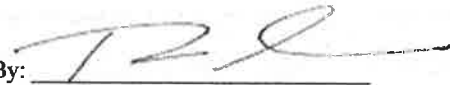
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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**

Shelley Nail, Donna Trout, Cassie Martin, Zane Nail, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller,  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day October 25, 2022.

By: 

H. Gray Burks IV  
Texas Bar # 03418320  
**Ronny George**  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905  
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Facsimile No: (847) 879-4823  
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.**

POSTED BY

OCT 27 2022

SHELLEY NAIL

