

## Notice of Substitute Trustee Sale

T.S. #: 22-6790

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 2/7/2023  
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 PM  
Place: Garza County Courthouse in Post, Texas, at the following location: Garza County Courthouse, 300 West Main Street, Post, TX 79356 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

**LOTS TWELVE (12), LOT THIRTEEN (13), AND WEST TWENTY FEET (W/20') OF LOT FOURTEEN (14), BLOCK SIXTY-EIGHT (68), ORIGINAL TOWN OF POST, GARZA COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 13, PAGE 1, DEED RECORDS OF GARZA COUNTY, TEXAS.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 11/9/2018 and is recorded in the office of the County Clerk of Garza County, Texas, under County Clerk's File No 180950, recorded on 11/9/2018, in Book 364, Page 626, of the Real Property Records of Garza County, Texas.

Property Address: 710 W MAIN ST POST Texas 79356

Trustor(s):	<b>MICHAEL W COPELAND AND IRIS E COPELAND</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ALLIANCE LENDING, LLC ITS SUCCESSORS AND ASSIGNS</b>
-------------	---	--------------------------	---

Current Beneficiary:	<b>THE MONEY SOURCE INC.</b>	Loan Servicer:	<b>THE MONEY SOURCE INC</b>
-------------------------	------------------------------	----------------	-----------------------------

Current Substituted Trustees:	<b>Auction.com, Terry Browder, Laura Browder, Jamie Osborne, Marsha Monroe, Rick Snoke, Prestige Default Services, LLC</b>
-------------------------------------	--

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.

T.S. #: 22-6790

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MICHAEL W COPELAND AND IRIS E COPELAND, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$75,000.00, executed by MICHAEL W COPELAND AND IRIS E COPELAND, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ALLIANCE LENDING, LLC ITS SUCCESSORS AND ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MICHAEL W COPELAND AND IRIS E COPELAND, HUSBAND AND WIFE to MICHAEL W COPELAND AND IRIS E COPELAND. THE MONEY SOURCE INC. is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**THE MONEY SOURCE INC.**  
c/o THE MONEY SOURCE INC  
135 Maxess Road  
Melville, NY 11747  
855-611-0550

Dated: 11/28/2022 Auction.com, Terry Browder, Laura Browder, Jamie Osborne, Marsha Monroe, Rick Snoke, Prestige Default Services, LLC,

Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (800) 793-6107  
Website: www.auction.com

FILED 11-28-2022 9:48 A.M  
TERRI LAURENCE

BY TERRI LAURENCE  
CLERK OF COUNTY COURT,  
GARZA COUNTY, TEXAS