

2019.002

### NOTICE OF TRUSTEE'S SALE

**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. Sender is: Codilis & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: June 03, 2015

Grantor(s): Steve L. Mireles and Tamra R. Mireles, husband and wife

Original Trustee: Edward Kershner

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for SWBC Mortgage Corporation, its successors and assigns

Recording Information: Vol. 0762, Page 0250, or Clerk's File No. 0188694, in the Official Public Records of MOORE County, Texas.

Current Mortgagee: PennyMac Loan Services, LLC

Mortgage Servicer: PennyMac Loan Services, LLC, whose address is C/O 6101 Condor Drive Moorpark, CA 93021 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 04/02/2019 Earliest Time Sale Will Begin: 1:00 PM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

THE SOUTH FORTY-THREE FEET (43') OF LOT FOUR (4) AND THE NORTH TWENTY-TWO FEET (22') OF LOT FIVE (5), BLOCK NINETEEN (19), UNIT TEN (10), MORNINGSIDE ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-65, MOORE COUNTY PLAT RECORDS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the MOORE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Shannon Heck  
Shannon Heck, Ronnie Heck, Ramiro Cuevas, Jonathan Schendel, Frederick Britton, Doug Woodard, Kristie Alvarez, Charles Green, Esmeralda Varela, Irene Lindsay, Marcie Payton, Royce Watson, Teresa Mitchell, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

\$1300/pd

Shannon Heck

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BRENDA MCKANNA  
COUNTY CLERK

2019 JAN 24 AM 11:38

MOORE COUNTY, TEXAS

BY [Signature]  
DEPUTY



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