

2022-010

22TX888-0014
200 BAILEY AVE, DUMAS, TX 79029

RECORDED
MOORE COUNTY CLERK

MAR 24 AM 8:04

MOORE COUNTY, TEXAS
BY *B. McCarroll*
DEPUTY

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT FOURTEEN(14), BLOCK THIRTEEN (13), UNIT FIVE (5), EAST FIELDS ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-24, MOORE COUNTY PLAT RECORDS.

Security Instrument:

Deed of Trust dated January 18, 2016 and recorded on January 19, 2016 Book 0771 Page 0189 as Instrument Number 0190374 in the real property records of MOORE County, Texas, which contains a power of sale.

Sale Information:

May 03, 2022, at 1:00 PM, or not later than three hours thereafter, at the center area of the hall on the first floor of the original main building of the Moore County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by JENNIFER KEISLING AND MICHAEL KEISLING secures the repayment of a Note dated January 18, 2016 in the amount of \$191,468.00. PENNYMAC LOAN SERVICES, LLC., whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Mortgage Servicer is representing Mortgagee under a servicing agreement, which permits Mortgage Servicer to collect the debt evidenced by the Note, The address of Mortgagee is:

PennyMac Loan Services, LLC
P.O. Box 30597
Los Angeles, CA 90030

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

1300px
of Uom Bowers

MORTGAGEE OR MORTGAGE SERVICER.

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.

Kirk Schwartz

De Cubas, Lewis & Schwartz, PA
Kirk Schwartz, Attorney at Law
PO Box 771270
Coral Springs, FL 33077

Susan Bowers

Substitute Trustee(s): Shannon Heck, Ronnie Heck,
Jonathan Schendel, Ramiro Cuevas, Charles Green,
Susan Bowers, Jonathan Bowers, Glandeen Shenk,
Jose A. Bazaldua, Antonio Bazaldua and
Auction.com employees, including but not limited
to those listed herein
c/o De Cubas, Lewis & Schwartz, PA
PO Box 771270
Coral Springs, FL 33077

Certificate of Posting

I, SUSAN BOWERS, declare under penalty of perjury that on the 24th day of MARCH, 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MOORE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).