

C&S No. 44-16-3024 / FHA / No  
Pacific Union Financial, LLC

7463

COKE COUNTY CLERK  
OCT 18 2017  
MARY GRIM

### 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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**Date of Security Instrument:** August 21, 2014

**Grantor(s):** Courtney M. Shaffer, an unmarried woman

**Original Trustee:** Michael L. Riddle

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Pacific Union Financial, LLC, its successors and assigns

**Recording Information:** Vol. 273, Page 359, or Clerk's File No. 021356, in the Official Public Records of COKE County, Texas.

**Current Mortgagee:** Pacific Union Financial, LLC

**Mortgage Servicer:** Pacific Union Financial, LLC, whose address is C/O 8900 Freeport Pkwy Suite 150 Irving, TX 75063 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:** 11/07/2017                      **Earliest Time Sale Will Begin:** 10:00 AM


**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:**  
BEING ALL OF LOT NO. SEVEN (7), IN BLOCK ONE (1), SOUTHLAND TERRACE ADDITION TO THE CITY OF BRONTE, ACCORDING TO THE MAP OR PLAT OF SAID TOWN NOW IN FILE DRAWER 7, FILE NO. 101, PLAT RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF COKE COUNTY, TEXAS.

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the COKE 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 & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite  
900A  
Houston, TX 77060  
(281) 925-5200

  
Terry Browder as Substitute Trustee, Laura Browder as Successor Substitute Trustee, Marsha Monroe as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

