

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:
- The East 2 feet (E/2') of Lot 27 and all of Lot 28, Block 5, Western Hills Addition, Installment No. 1, an addition to the Town of Seminole, Gaines County, Texas, as per plat of record in Vol. 255, Page 46, Deed Records of Gaines County, Texas; SAVE AND EXCEPT all oil, gas and other minerals.
- Security Instrument:** Deed of Trust dated March 10, 2020 and recorded on March 11, 2020 at Instrument Number 2020-01861 in the real property records of GAINES County, Texas, which contains a power of sale.
- Sale Information:** October 7, 2025, at 1:00 PM, or not later than three hours thereafter, at the area bounded by the west edge of the west porch of the Gaines County Courthouse and on the east by the middle landing of the inside stairs leading into the courthouse from the west door, 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 LONNIE THURMOND secures the repayment of a Note dated March 10, 2020 in the amount of \$204,600.00. 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.
- 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 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.



Mary Compary

De Cubas & Lewis, P.C.
Mary Compary, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

[Signature]
Substitute Trustee(s): Shelley Nail, Donna Trout, Zane
Nail, Zoey Fernandez, Zia Nail, Agency Sales and
Posting LLC

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

I, *Shelley Nail* Certificate of Posting
August 28, 20*25* declare under penalty of perjury that on the *28* day of
requirements of *DAINES* County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

— FILED —
8/28/2025 3:34pm
Terri Berry, County Clerk
Gaines County, Texas
BY *[Signature]*
Deputy