

NOTICE OF SUBSTITUTE TRUSTEE SALE

#20

Deed of Trust Date:
8/15/2013

Grantor(s)/Mortgagor(s):
NEAL SHAW AND DANIELLE SHAW, HUSBAND
AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
MORTGAGE LENDERS OF AMERICA, LLC., ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded in:
Volume: NA
Page: NA
Instrument No: 2013-4093

Property County:
GAINES

Mortgage Servicer:
PennyMac Loan Services, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3043 Townsgate Rd, Suite 200,
Westlake Village, CA 91361

Legal Description: THE WEST 40 FEET OF LOT 1 AND THE EAST 20 FEET OF LOT 2, F.M. WRIGHT SUBDIVISION,
IN THE CITY OF SEMINOLE, GAINES COUNTY, TEXAS, AS PER PLAT RECORDED IN VOL. 175, PAGE 413, DEED
RECORDS OF GAINES COUNTY, TEXAS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

Date of Sale: 9/5/2023

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: AN AREA BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON
THE EAST BY THE MIDDLE LANDING OF THE INSIDE STAIRS LEADING TO THE COURTHOUSE FROM THE
WEST DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED
BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.

Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez or Donna
Trout, Donna Trout, Zoey Fernandez
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97594-POS
Loan Type: Farm Loan

7/20/23 FILED 11:59 AM
Terri Berry, County Clerk
Gaines County, Texas
Matthew Blackmon
Deputy