

2036 COUNTY ROAD 3318  
GREENVILLE, TX 75402

00000010397313

**NOTICE OF [SUBSTITUTE] 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.

**1. Date, Time, and Place of Sale.**

Date: May 06, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 29, 2013 and recorded in Document INSTRUMENT NO. 2013-4037; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2018-07105 real property records of HUNT County, Texas, with JOHN FRANKLIN SHOAF AND JENNIFER C SHOAF HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN FRANKLIN SHOAF AND JENNIFER C SHOAF HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$190,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361

FILED FOR RECORD  
at 2:40 o'clock P M

MAR 20 2025

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Landrum*



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RANDY DANIEL OR CINDY DANIEL OR LIZ HACH OR CHERYL HARRIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Il sb*

Israel Saucedo

Certificate of Posting

My name is Randy Daniel, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-22-05 I filed at the office of the HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: Randy Daniel  
Date: 3-22-05

**EXHIBIT "A"**

BEING A 3.00 ACRE TRACT OF LAND SITUATED IN THE CHARLES HART 400 ACRE SURVEY. ABSTRACT NO. 441, HUNT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DONALD DAVID POWELL AND WIFE, MICHELLE POWELL, AS RECORDED IN VOLUME 465, PAGE 321, DEED RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8-INCH IRON ROD AT THE COMMON WEST CORNER OF SAID POWELL TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ANNE GROODY, AS RECORDED IN VOLUME 1476, PAGE 254, SAID DEED RECORDS, SAID IRON ROD BEING IN COUNTY ROAD 3318;

THENCE NORTH 00° 35' 36" EAST, A DISTANCE OF 166.61 FEET ALONG SAID COUNTY ROAD 3318 TO A FOUND 3/8-INCH IRON ROD AT THE COMMON WEST CORNER OF SAID POWELL TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BARRON R. CARPENTER AND JENNIFER C. CARPENTER, AS RECORDED IN VOLUME 1255, PAGE 303, SAID DEED RECORDS;

THENCE SOUTH 89° 06' 30" EAST, PASSING A FOUND 1/2 -INCH IRON ROD AT A DISTANCE OF 18.66 FEET AND CONTINUING A TOTAL DISTANCE OF 783.39 FEET ALONG THE COMMON LINE OF SAID POWELL AND CARPENTER TRACTS TO A FOUND 3/8-INCH IRON ROD AT THE COMMON EAST CORNER OF SAID POWELL AND CARPENTER TRACTS. SAID IRON ROD BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SIGRID E. JACKSON, AS RECORDED IN INSTRUMENT NO. 2012-4448, SAID DEED RECORDS;

THENCE SOUTH 00° 05' 03" EAST, A DISTANCE OF 166.63 FEET ALONG THE COMMON LINE OF SAID POWELL AND JACKSON TRACTS TO A FOUND 1/2-INCH IRON ROD AT THE COMMON EAST CORNER OF SAID POWELL TRACT AND AFORESAID GROODY TRACT;

THENCE NORTH 89° 06' 30" WEST, PASSING A FOUND 1/2 -INCH IRON ROD AT A DISTANCE OF 766.87 FEET AND CONTINUING A TOTAL DISTANCE OF 785.36 FEET ALONG THE COMMON LINE OF SAID POWELL AND GROODY TRACTS TO THE POINT OF BEGINNING AND CONTAINING 130,681 SQUARE FEET OR 3.00 ACRES OF LAND, MORE OR LESS.