

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/12/2015	Grantor(s)/Mortgagor(s): GREGORY GENE PARKHILL AND BRANDEE PARKHILL, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CITY WIDE FUNDING CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2015-61575	Property County: COOKE
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
Date of Sale: 10/7/2025	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: Cooke County Courthouse, 101 South Dixon, Gainesville, TX 76240 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Useton, Conrad Wallace, Tonya Washington, Misty McMillan, Tionna Hadnot, Shawn Schiller, Auction.com LLC, Ashlee Luna, Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, or Payton Hreha, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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.

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.

Dated: 8/5/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 8/6/2025

Printed Name:

Shelley Ortolani

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED FOR RECORD

25 AUG -7 PM 12:50

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY

MH File Number: TX-25-110003-POS
Loan Type: FHA

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and being situated in the William Moore Survey, Abstract Number 622, in Cooke County, Texas, being part, (called) 4.84 acres, of the tract conveyed to H. G. and Jerry Jeffcoat by deed recorded in Volume 481, Page 582, of the Deed Records of Cooke County, Texas and a part, (called) 0.32 acre, of the tract conveyed to Yvonne Jeffcoat by deed recorded in Volume 632, Page 810 of Deed Records of Cooke County, Texas, also being a part of the (called) 155.68 acres tract conveyed to D. V. F. Adamson on the 23rd day of December, 1996, by deed recorded in Volume 751, Page 749, of said Deed Records and being more particularly described as follows:

BEGINNING at an iron pin found in the center of Cooke County Road #211, being the Northeast corner of said Jeffcoat First Tract (called) 4.84 acres, Southeast corner of the tract (called) 55.59 acres, conveyed to Danny E. Jarvis, on the 10th day of July 1995, by deed recorded in Volume 916, Page 338, of the Deeds of Cooke County, Texas;

THENCE South 11 degrees 23 minutes 30 seconds West with the East line of said First Tract, along the center of County Road Number 211, a distance of 324.61 feet to an iron pin set at the Southeast corner of said Tract One and the Northeast corner of a (called) 31.84 acres tract conveyed to Rory Ann Guilfing, on the 11th day of June, 2001, by deed recorded in Volume 1174, Page 438, Official Public Records of Cooke County, Texas;

THENCE North 76 degrees 51 minutes 58 seconds West, with the South line of said First Tract passing a fence corner post on the West side of said County Road and continuing on said bearing along and near a fence, a distance of 232.01 feet to a fence corner post at the East corner of Second Tract (called) 0.32 acre;

THENCE North 84 degrees 27 minutes 46 seconds West, with the South line of said Second Tract, along and near a fence, a distance of 339.72 feet to a fence corner post at the South corner of said 0.32 acre tract;

THENCE North 68 degrees 05 minutes 42 seconds West, with a South line of said 0.32 acre tract, along and near a fence a distance of 294.51 feet to a fence corner post on the Southwest corner of said Second Tract, on the East line of Lot 1151, Lake Kowa Inc. Subdivision, per plat filed in Cabinet B, Slide, 189, of Plat Records of Cooke County, Texas;

THENCE North 00 degrees 11 minutes 16 seconds West, passing at a distance of 107.35 feet the Northeast corner of Lot 1151, and the Southeast corner of Lot 1152, per plat filed in Cabinet B, Slide 188, of said plat records and continuing on said bearing, a total distance of 169.00 feet to a fence corner post at the Northwest corner of said First Tract and the Southerly Southwest corner of said Jarvis 55.59 acres tract;

THENCE South 86 degrees 10 minutes 01 second East, with the North line of said Tract One and the South line of said 55.59 acres tract along and near a fence a distance of 676.66 feet to a fence corner post;

THENCE South 89 degrees 46 minutes 02 seconds East, along and near a fence passing a fence corner post on the West side of County Road Number 211 a distance of 226.85 feet to the POINT OF BEGINNING and Containing in all 5.165 acres or 224,971 square feet of land, more or less;