

POSTED
Date: 8-24-23
Time: 9:30 Am
Sharla Keith, County Clerk
Nolan County, Texas
By VG Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 115184-TX

Date: August 23, 2023

County where Real Property is Located: Nolan

ORIGINAL MORTGAGOR: THOMAS RAY MAITLAND AND WIFE, MICHELLE EILLEN
MAITLAND, WITH HER JOINING
HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO
OTHERWISE BE LIABLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR ROSCOE STATE BANK, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

MORTGAGE SERVICER: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage
Servicing

DEED OF TRUST DATED 3/2/2020, RECORDING INFORMATION: Recorded on 3/5/2020, as Instrument No.
20-30696 in Book 1573 Page 0185

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **3.211 ACRES OF LAND OUT OF SECTION 79,
BLOCK 23, T&P RY. CO. SURVEYS, NOLAN COUNTY, TEXAS. MORE COMPLETELY DESCRIBED
IN EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/3/2023**, the foreclosure sale will be conducted in
Nolan County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees
who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness
superior to the Deed of Trust.

NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage
Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of
Trust associated with the above referenced loan. NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint
Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place
Suite 300
Greenville, SC 29601

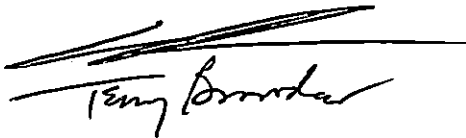



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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN, AUCTION.COM, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.



By: 
Paul A. Hoefker, Attorney
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San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT "A" TS# 115184-TX

3.211 Acres of land out of Section 79, Block 23, T&P Ry. Co. Surveys, Nolan County, Texas. Described further by Metes and Bounds as follows:

BEGINNING: At a set 1/2" Iron Pin with cap marked Morris 2426 in the North Right of Way of County Road 136 that is S 77°43'50" W-635.08' from a found 5/8" Iron pipe for the S.E. Corner of the tract of land described in a Deed to Klidd Recorded in Nolan County Deed Records Volume 202 Page 365

THENCE: S 77°43'50" W-372.26" along said North Right of Way to a set 1/2" Iron Pin with cap marked Morris 2426

THENCE: N 13°45'4" W-355.81 to a set 1/2" Iron pin with cap marked Morris 2426

THENCE: N 75°14'42" E-396.20' to a set 1/2" Iron Pin with cap marked Morris 2426

THENCE: S 10°04'22" E-373.14' to the point of beginning and containing 3.211 Acres of Land more or less.