

POSTED
Date: 4-23-2026
Time: 2:16 PM
Sharla Keith, County Clerk
Nolan County, Texas
By nv 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.: 145948-TX

Date: April 17, 2026

County where Real Property is Located: Nolan

ORIGINAL MORTGAGOR: MATTHEW AUSTIN NEWMAN AND MELISSA DAWN NEWMAN
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR USAA FEDERAL SAVINGS BANK,
ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: Rocket Mortgage, LLC
MORTGAGE SERVICER: ROCKET MORTGAGE, LLC

DEED OF TRUST DATED 5/13/2016, RECORDING INFORMATION: Recorded on 5/16/2016, as Instrument No. 16-20603 in Book 1377 Page 0199

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 5.5 ACRES OF LAND OUT OF SECTION 39, BLOCK 21, T&P RY, 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 INTERSTATE 20 THAT IS N 76°56'55"E-24.56' FROM A FOUND 1 1/2" IRON PIPE AT A FENCE CORNER FOR THE S.W. CORNER OF A 3 ACRE TRACT DESCRIBED IN A DEED TO RANDOLPH BALLARD RECORDED IN NOLAN COUNTY DEED RECORDS VOLUME 194 PAGE 292 THENCE: N 01°10'35"E-392.58' TO A FOUND 3/8" IRON PIN THENCE: N 12°43'18"W-119.11' TO A FOUND 3/8" IRON PIN THENCE: N 77°08'51"E-656.58' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 AT FENCE CORNER THENCE: S 12°34'56"E-202.31' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 AT FENCE CORNER THENCE: S 77°30'23"W-355.09' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 AT FENCE CORNER THENCE: S 12°40'43"E-298.51' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE NORTH RIGHT OF WAY OF INTERSTATE 20 THENCE: S 76°56'55"W-394.95' ALONG THE NORTH RIGHT OF WAY OF INTERSTATE 20 TO THE POINT OF BEGINNING AND CONTAINING 5.5 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/2/2026**, 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.



Matter No.: 145948-TX

ROCKET MORTGAGE, LLC is acting as the Mortgage Servicer for Rocket Mortgage, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Rocket Mortgage, LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

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 SERVICELINK AGENCY SALES AND POSTING, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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: Hollis Hamilton
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