

**POSTED**  
Date: 9:25 a.m./3-9-2023  
Time: 9:25 a.m.  
Sharla Keith, County Clerk  
Nolan County, Texas  
By Cecilia Rodriguez Deputy

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/22/2015

**Grantor(s)/Mortgagor(s):**  
ALLEN SPRINGSTEEN, A SINGLE MAN

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

**Current Beneficiary/Mortgagee:**  
NewRez LLC d/b/a Shellpoint Mortgage Servicing

**Recorded in:**  
**Volume:** 1335  
**Page:** 113  
**Instrument No:** 15-18330

**Property County:**  
NOLAN

**Mortgage Servicer:**  
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint  
Mortgage Servicing is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
75 Beattie Place, SUITE 300,  
GREENVILLE, SC 29601

**Legal Description:** WEST 10' LOT 7, ALL OF LOT 8, AND EAST 10' OF LOT BLOCK 9, MONTICELLO ADDITION TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS.

**Date of Sale:** 5/2/2023

**Earliest Time Sale Will Begin:** 1:00:00 PM

**Place of Sale of Property:** 100 East 3rd St., Sweetwater, Nolan, TX, 79556 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

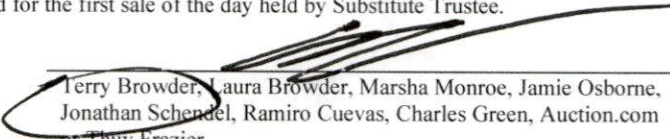
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

  
Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne,  
Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com  
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-22-81753-POS  
**Loan Type:** VA

RECEIVED

MAR 09 2023

Nolan County Clerk