

NOV 21 2024

CONVENTIONAL
Firm File Number: 24-041186

NATIONSTAR MORTGAGE LLC (CXE)
SANCHEZ, LORETTA
1263 VZ COUNTY ROAD 2802, MABANK, TX 75147

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 7, 2022, LORETTA ANN SANCHEZ AND DONALD SANCHEZ, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to TINA SORUM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2022-004397, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, **Tuesday, January 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **VAN ZANDT COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 33.537 ACRE TRACT OUT OF THE J. P. BODEN SURVEY, ABSTRACT, NO. 38, AS CONVEYED TO BONSAI LAND COMPANY, A TEXAS CORPORATION, BY DEED DATED MARCH 31, 1985, AND RECORDED IN VOLUME 1050, PAGE 391 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST AT THE INTERSECTION OF THE FENCE ALONG THE EAST LINE OF COUNTY ROAD 2802, ALONG THE WEST LINE OF SAID 33.537 ACRE TRACT AT THE NORTHWEST CORNER OF THE ANDREW AND CHELSEA SPRINGER TRACT RECORDED IN #2016-005653, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 04 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF COUNTY ROAD 2802, 286.89 FEET TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE FENCE CORNER POST FOR AN ANGLE OF THIS TRACT;

THENCE NORTH 14 DEGREES 49 MINUTES 44 SECONDS WEST ALONG A FENCE LINE AND ALONG THE EAST LINE OF SAID COUNTY ROAD, 47.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 30 MINUTES 19 SECONDS EAST ALONG A FENCE LINE, 612.42 FEET TO A FENCE CORNER;

THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS WEST GENERALLY ALONG A FENCE LINE, 131.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 66 DEGREES 23 MINUTES 13 SECONDS EAST, GENERALLY ALONG A FENCE LINE, 193.68 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EAST LINE OF THIS TRACT;

THENCE SOUTH 02 DEGREE 04 MINUTES 13 SECONDS EAST, WITH EAST LINE, 111.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WESTERLY ALONG A FENCE LINE AND ALONG THE SOUTH LINE OF SAID 33.537 ACRE TRACT THE FOLLOWING:

NORTH 89 DEGREES 32 MINUTES 47 SECONDS WEST, 92.85 FEET TO A POINT IN A LAKE;

SOUTH 87 DEGREES 06 MINUTES 42 SECONDS WEST, 131.93 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 88 DEGREES 49 MINUTES 28 SECONDS WEST, 535.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.09 ACRES OF LAND.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN.
THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.

Property Address: 1263 VZ COUNTY ROAD 2802
MABANK, TX 75147
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BOULEVARD
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.

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

SUBSTITUTE TRUSTEE

Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Useton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc.
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day November 19, 2024.

By: 
Ronny George
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Houston, TX 77040
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Attorneys for Nationstar Mortgage LLC

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 military service to the sender of this notice immediately.