

C&M No. 44-24-00975/ FILE NOS

MAY 30 2024

SUBSTITUTION AND
BY _____ NOT CO., TX
DEP

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codillis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 16, 2019 and recorded under Clerk's File No. 2019-006128, in the real property records of VAN ZANDT County Texas, with Corey Perry Lopez and William Lopez, wife and husband, and Mary O Housewright, an unmarried woman, as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Corey Perry Lopez and William Lopez, wife and husband, and Mary O Housewright, an unmarried woman, securing payment of the indebtedness in the original principal amount of \$166,822.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Corey Perry Lopez, Mary O Housewright. SERVBANK, SB is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Allied First Bank, SB dba Servbank is acting as the Mortgage Servicer for the Mortgagee. Allied First Bank, SB dba Servbank, is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN WALLING SURVEY, ABSTRACT NO. 891, VAN ZANDT COUNTY, TEXAS, SAME BEING THAT CALLED 0.43 OF AN ACRE TRACT CONVEYED TO THE MAYO FAMILY TRUST IN VOLUME 1804, PAGE 583, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 08/06/2024

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: VAN ZANDT County Courthouse, Texas at the following location: On the steps to the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

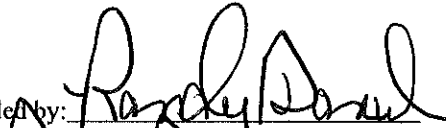
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Randy Daniel, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zviers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on May 28, 2024.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:



Printed Name:

RANDY DANIEL

C&M No. 44-24-00975

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the JOHN WALLING SURVEY, Abstract No. 891, Van Zandt County, Texas, same being that called 0.43 of an acre tract conveyed to the Mayo Family Trust in Volume 1804, page 583, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod found in the West right of way of Chestnut Drive, for the Southeast corner of said Mayo tract;

THENCE North 88 deg. 04 min. 08 sec. West, 160.82 feet to a 1/2 inch steel rod found for corner;

THENCE North 01 deg. 34 min. 10 sec. East, 115.11 feet to a 1/2 inch steel rod found for corner;

THENCE South 87 deg. 58 min. 07 sec. East, 168.13 feet to a 1/2 inch steel rod found for corner, in the West right of way of Chestnut Drive;

THENCE South 05 deg. 12 min. 49 sec. West, with the West right of way of Chestnut Drive, 115.00 feet to the point of beginning and containing 0.43 of an acre of land, more or less.

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

CONVENTIONAL
Firm File Number: 24-041186

FILED FOR RECORD

MAY 30 2024

NOTICE OF TRUSTEE'S SALE

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

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, August 6, 2024** 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 BONSAL 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

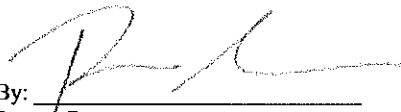
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE

Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, 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.
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day May 23, 2024.

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
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.