

NATIONSTAR MORTGAGE LLC (CXE)  
GONZALEZ, ROBERT  
190 HAWAII STREET, VAN, TX 75790

VA 49-49-6-1053986  
Firm File Number: 16-024945

FILED FOR RECORD

NOV 29 2022

BURAN STRIGAND  
COUNTY CLERK, VAN ZANDT COUNTY, TX  
BY \_\_\_\_\_ DBP

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 28, 2007, ROBERT M. GONZALEZ AND ELISHA GONZALEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to WILLIAM F. GISRIEL, JR. AND KIMBERLY A. WILHELM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COMMUNITY FIRST BANK 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 2008-000065, 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 3, 2023** 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:

BEING A TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOHN WALLING SURVEY, ABSTRACT NUMBER 891, IN THE CITY OF VAN, VAN ZANDT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO BURT G. FORNEY IN VOLUME 1818, PAGE 171, DEED RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF HAWAII STREET AT THE NORTHEAST CORNER OF SAID FORNEY TRACT;

THENCE: SOUTH 02° 02' 06" EAST, ALONG THE EAST LINE OF SAID FORNEY TRACT, A DISTANCE OF 123.32 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF;

THENCE: SOUTH 88° 48' 57" WEST, ALONG THE SOUTH LINE OF SAID FORNEY TRACT, A DISTANCE OF 115.18 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE: NORTH 00° 20' 05" EAST, ALONG THE WEST LINE OF SAID FORNEY TRACT, A DISTANCE OF 125.63 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HAWAII STREET AT THE NORTHWEST CORNER THEREOF;

THENCE: EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HAWAII STREET, A DISTANCE OF 110.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.322 ACRES OF LAND.

Property Address: 190 HAWAII STREET  
VAN, TX 75790

Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: NATIONSTAR 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.

**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

Kevin Key, Randy Daniel, Cindy Daniel, or Jim O'Bryant,  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day November 21, 2022.



By:

H. Gray Burks IV  
Texas Bar # 03418320

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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.**