

NATIONSTAR MORTGAGE LLC (CXE)
ZUNIGA, SONIA AND EDUARDO
5023 AVE Q 1/2, GALVESTON, TX 77551

CONVENTIONAL
Firm File Number: 23-040623

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 16, 2007, EDUARDO ZUNIGA, JR. AND WIFE, SONIA ZUNIGA, as Grantor(s), executed a Deed of Trust conveying to DENNIS P. SCHWARTZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT & LOAN in payment of a debt therein described. The Deed of Trust was filed in the real property records of GALVESTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2007011341, 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, July 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 pm or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in GALVESTON 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 Galveston, State of Texas:

LOT 4 AND THE EAST 17.83 FEET OF LOT 3, IN BLOCK 149, OF DENVER RESURVEY, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 91, PAGE 196 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

Property Address: 5023 AVE Q 1/2
GALVESTON, TX 77551
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: BANK OF NEW YORK MELLON F//K/A THE BANK OF NEW YORK AS TRUSTEE FOR
NATIONSTAR HOME EQUITY LOAN TRUST 2007-FRE1
8950 CYPRESS WATERS BOULEVARD
COPELL, TX 75019

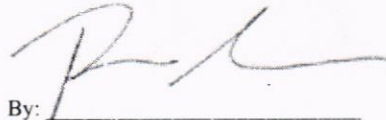
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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

Patricia Poston, Nick Poston, David Poston, Chris Poston, Anna Sewart, David Barry, Byron Sewart or Austin DuBois
750 TX-121 #100
Lewisville, TX 75067

WITNESS MY HAND this day May 15, 2024.



By: _____
Ronny George
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Houston, TX 77040
Telephone No: (713) 462-2565
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Attorneys for Bank of New York Mellon f//k/a the Bank of

New York as Trustee for Nationstar Home Equity Loan
Trust 2007-FRE1

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.

FILED

Instrument Number: *FILED2024000613*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 05/16/2024 9:20AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*