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NATIONSTAR MORTGAGE LLC (CXE)
ZELARAYAN, EDWARD
1605 BREEZY CT, ROUND ROCK, TX 78664

FHA 5142228602703
Firm File Number: 23-040235

JUL 13 2023

Nancy E. Roster
County Clerk, Williamson Co., TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 19, 2020, EDWARD DANIEL ZELARAYAN, A MARRIED MAN AND MICHELLE ANN ZELARAYAN, NON-TITLED SPOUSE JOINING AS TO HOMESTEAD/MARITAL RIGHTS ONLY, as Grantor(s), executed a Deed of Trust conveying to BAXTER & SCHWARTZ P. C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLIAMSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2020032237, 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, September 5, 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 WILLIAMSON 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 Williamson, State of Texas:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF ROUND ROCK, COUNTY OF WILLIAMSON, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

LOT 7, BLOCK D, WINDY PARK SECTION ONE, A SUBDIVISION IN WILLIAMSON COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET H, SLIDE 273 PLAT RECORDS OF WILLIAMSON, COUNTY, TEXAS.

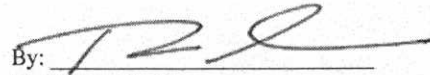
Property Address: 1605 BREEZY CT
ROUND ROCK, TX 78664
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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
Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day July 12, 2023.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104

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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.