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FILED FOR RECORD

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
BLOSSOM, FALLON
1928 KEMPWOOD LOOP, ROUND ROCK, TX 78665

FHA 514-1938972-703

Firm File Number: 22-037517

MAR 24 2022

NOTICE OF TRUSTEE'S SALE

Nancy E. Roster

WHEREAS, on May 15, 2019, FALLON MONIQUE BLOSSOM, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to RUTH W. GARNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CAPSTAR LENDING, LLC 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 2019042721, 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, May 3, 2022** 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 in the area designated by the Commissioners Court, of **Williamson** 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:

LOT 37, BLOCK 1, TERA VISTA SECTION 23, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET EE, SLIDES 66-69, PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS

Property Address:	1928 KEMPWOOD LOOP ROUND ROCK, TX 78665
Mortgage Servicer:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee:	LAKEVIEW LOAN SERVICING, 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.

Angela Zavala
SUBSTITUTE TRUSTEE

Angela Zavala, Michelle Jones, Richard Zavala, Jr or
Sharlet Watts
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040
(713) 462-2565

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.