

POSTED  
AT 4:40 O'CLOCK P.M.

DEC 08 2022

NATIONSTAR MORTGAGE LLC (CXE)  
DUNAVANT, JANIS  
710 S ALLEN ST, CLARENDON, TX 79226

VA 49-19-6-1410197  
Firm File Number: 22-039040

CLERK COUNTY COURT, DONLEY COUNTY, TEXAS  
BY *William J. Smith*

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 10, 2019, JANIS DOROTHY DUNAVANT AND DAVID DUNAVANT, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee; the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS in payment of a debt therein described. The Deed of Trust was filed in the real property records of DONLEY COUNTY, TX and is recorded under Clerk's File/Instrument Number 00000048983 Volume 112, Page 682, 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, February 7, 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 **DONLEY 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 Donley, State of Texas:

THE SOUTH FIFTEEN FEET (S/15') OF LOTS ONE (1) AND TWO (2), THE SOUTH FIFTEEN FEET (S/15') OF THE EAST FORTY FEET (E/40') OF LOT THREE (3), AND THE NORTH FIFTEEN FEET (N/15') OF THE EAST FORTY FEET (E/40') OF LOT TEN (10), AND THE NORTH FIFTEEN FEET (N/15') OF LOT ELEVEN (11) AND TWELVE (12), AND EAST ONE HUNDRED FORTY FEET (E/140') OF 20 FEET ALLEY IN BLOCK NO. ONE HUNDRED SIXTY-TWO (162) OF THE ORIGINAL TOWN OF CLARENDON ACCORDING TO THE MAP OR PLAT OF SAID IN THE OFFICE OF THE COUNTY CLERK OF DONLEY COUNTY, TEXAS.

Property Address:	710 S ALLEN ST. CLARENDON, TX 79226
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**

Gabrielle Carrier, Ronnie Heck or Shannon Heck,  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day December 6, 2022.

By: 

William Jennings  
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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.**