

1:30pm  
APR 27 2017

*Cyloxia Vera*  
DAWSON COUNTY CLERK

#159

NATIONSTAR MORTGAGE LLC (CXE)  
BURKLOW, PENNY AND LARENCE  
608 NORTH AVENUE K, LAMESA, TX 79331

CONVENTIONAL  
Firm File Number: 17-027436

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 7, 2005, LARENCE BURKLOW AND PENNY BURKLOW, HIS WIFE, as Grantor(s), executed a Deed of Trust conveying to GEORGE M. SHANKS, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS A NOMINEE FOR GMAC MORTGAGE COPORTATION DBA DITECH.COM in payment of a debt therein described. The Deed of Trust was filed in the real property records of DAWSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 1132 Volume 0549, Page 717, 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

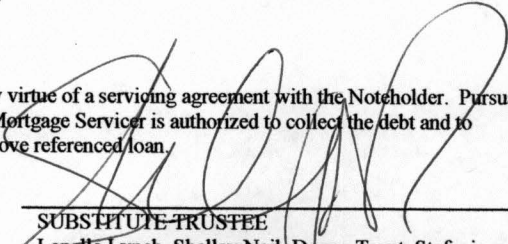
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **June 6, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dawson county, pursuant 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 Dawson, State of Texas:

ALL OF LOTS 1 & 2 AND THE NORTH 20 FEET OF LOT 3, BLOCK 3, BARRON ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1, PAGE 40, PLAT RECORDS, DAWSON COUNTY, TEXAS.

Property Address: 608 NORTH AVENUE K  
LAMESA, TX 79331  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

  
SUBSTITUTE TRUSTEE  
Lanelle Lynch, Shelley Nail, Donna Trout, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez or Kristina McCrary  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
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.**