

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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 duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date March 07, 2017

Time The sale will begin at 1:00PM or not later than three hours after that time

Place THE FRONT STEPS ON THE EAST SIDE OF THE IRION COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners

2. **Terms of Sale** Cash

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 09, 2015 and recorded in Document VOLUME 0229, PAGE 0724 real property records of IRION County, Texas, with WALTER E. TURNBOW AND SAMANTHA J. TURNBOW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee

4. **Obligations Secured** Deed of Trust or Contract Lien executed by WALTER E. TURNBOW AND SAMANTHA J. TURNBOW, securing the payment of the indebtednesses in the original principal amount of \$145,960.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 360 MORTGAGE GROUP, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A

6. **Mortgage Servicer Information** 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 lien securing the Property referenced above. 360 MORTGAGE GROUP, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o 360 MORTGAGE GROUP, LLC  
11305 FOUR POINTS DRIVE BUILDING 1, SUITE 200  
AUSTIN, TX 78726

  
\_\_\_\_\_  
JUANITA COX, DAIMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS OR JASON BREWER  
Substitute Trustee  
c/o BARRITT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2-13-2017 I filed at the office of the IRION County Clerk and caused to be posted at the IRION County courthouse this notice of sale

  
Declarant's Name: Stephen Rawlings  
Date: 2-13-2017

FILED  
THE 13 DAY OF Feb, 2017  
AT 8:02 O'CLOCK A.M.  
Nolly Criner  
CO. DIST. CLERK, IRION COUNTY TEXAS  
BY Shane Jackson  
DEPUTY



EXHIBIT "A"

ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), BLOCK ONE HUNDRED THIRTEEN (113), TOWN OF MERTZON, IRION COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF IRION COUNTY, TEXAS.

