

## NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** September 17, 2014

**Grantor(s):** Carl R. Dannheim and wife, Jennifer S. Dannheim

**Original Trustee:** Gregory Graham

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for NTFN, Inc., its successors and assigns

**Recording Information:** Vol. 0222, Page 0761, or Clerk's File No. 20140031780, in the Official Public Records of IRION County, Texas.

**Current Mortgagee:** Stearns Lending, LLC

**Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 05/03/2016

**Earliest Time Sale Will Begin:** 1:00 PM

**The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.**

**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**


**Legal Description:**

**BEING ALL OF LOTS ONE (1), TWO (2), AND THREE (3), BLOCK THIRTY-THREE (33), IN THE TOWN OF MERTZON, IRION COUNTY, TEXAS AS IS SHOWN BY THE MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF IRION COUNTY, TEXAS.**


**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the IRION County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Juanita Cox as Substitute Trustee, Lanette Lynch as Successor Substitute Trustee, Shelley Nail as Successor Substitute Trustee, Donna Trout as Successor Substitute Trustee, Jimmy Carroll Brewer as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Diasha Perkins as Successor Substitute Trustee, Jason Brewer as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161. Ste 305.  
Irving, TX 75039



FILED  
THE 21 DAY OF May, 2016  
AT O'CLOCK 1:10 PM.  
CO./DIST CLERK, IRION COUNTY TEXAS  
BY  DEPUTY

STATE OF TEXAS

COUNTY OF Brown

Before me, the undersigned Notary Public, on this day personally appeared Stephen Paulding as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 21<sup>st</sup> day of March, 2016.

Brandi Smith  
Notary Public  
Signature



### NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** September 23, 2011

**Grantor(s):** Mitchell D. Sawyer and wife, Samantha C. Sawyer

**Original Trustee:** Gregory Graham

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for NTFN, Inc., its successors and assigns

**Recording Information:** Vol. 0192, Page 0539, or Clerk's File No. 20110028038, in the Official Public Records of IRION County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 04/05/2016                      **Earliest Time Sale Will Begin:** 10:00 AM

**The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.**

**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee or the Mortgagee's attorney.**

**Legal Description:**

**ALL OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK FOUR (4), TOWN OF MERTZON, IRION COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID TOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF IRION COUNTY, TEXAS**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the IRION County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**  
Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

*Stephen Rawlings*  
\_\_\_\_\_  
Juanita Cox as Substitute Trustee, Lanelle Lynch as Successor Substitute Trustee, Shelley Nail as Successor Substitute Trustee, Donna Trout as Successor Substitute Trustee, Jimmy Carroll Brewer as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Diasha Perkins as Successor Substitute Trustee, Jason Brewer as Successor Substitute Trustee, Clay Golden as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

**FILED**  
**THE 14 DAY OF March, 2016**  
**AT O'CLOCK 1:41 P M.**

**COVDIST. CLERK, IRION COUNTY, TEXAS**  
*Amy Duncan*  
**DEPUTY**



4566861

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

Before me, the undersigned Notary Public, on this day personally appeared \_\_\_\_\_ as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Signature