

146

Our File Number: 14-11602
Name: JACQUELINE SEARS, AN UNMARRIED WOMAN

FILED
MICHELLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2014 DEC 15 AM 8:35

NOTICE OF TRUSTEE'S SALE

WHEREAS, on JANUARY 26, 2009, JACQUELINE SEARS, AN UNMARRIED WOMAN, executed an Adjustable Rate Home Equity Conversion Deed of Trust/Security Instrument conveying to GARY J. SOMMERFELT as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00024693, Volume 1584, Page 307, in the DEED OF TRUST OR REAL PROPERTY records of HILL COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JANUARY 6, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HILL COUNTY, TEXAS 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 was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS AND BEING LOT(S) EIGHT-SIX (86), EIGHTY-SEVEN (87), EIGHT-EIGHT (88) AND EIGHTY-NINE (89), LIVE OAK RESORT ANNEX SUBDIVISION, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 445, PAGE 126, DEED RECORDS, HILL COUNTY, TEXAS.

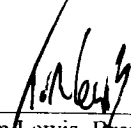
Property Address: 167 GRAND PRAIRIE DR
WHITNEY, TX 76692
Mortgage Servicer: CHAMPION MORTGAGE, LLC
Noteholder: NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this day, December 15, 2014.


Tim Lewis, Brenda Wiggs, Denise Boerner, or
Donna Stockman, Substitute Trustee

Marinosci Law Group PC
Marinosci & Baxter
14643 Dallas Pkwy, Suite 750
Dallas, TX 75254
(972) 331-2300