

Our File Number: 14-07600
Name: SHANNA SWINFORD, A SINGLE PERSON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on or about JANUARY 30, 2007, SHANNA SWINFORD, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR EVERETT FINANCIAL INC., DBA SUPREME LENDING, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 001027, Volume 1465, Page 845, 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, **SEPTEMBER 2, 2014** 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 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:

FIELD NOTES FOR THE SURVEY OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOT 121 OF THE WHITE BLUFF EIGHTEEN SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE A-141 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED FROM DAVID GREGORY TO IB PROPERTY HOLDINGS, LLC RECORDED IN VOLUME 1405, PAGE 842 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

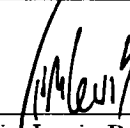
Property Address: 18121 WOODSIDE DRIVE
WHITNEY, TX 76692
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
400 NATIONAL WAY
SIMI VALLEY, CA 93065

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, August 11, 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

FILED
MICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2014 AUG 11 AM 11:48