

**NOTICE OF TRUSTEE'S SALE BY
SUBSTITUTE TRUSTEE**

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2019 DEC 17 P 12:31

Notice is hereby given of a public non-judicial foreclosure sale.

- 1. Property to Be Sold. The property to be sold is described in Exhibit "A" attached hereto.
- 2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **January 7, 2020**

Time: The sale shall begin no earlier than 10:30 A.M. or no later than three hours thereafter.

Place: Hill County Courthouse in Hillsboro, Texas, at the east door of the courthouse.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

- 3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

- 4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deeds of Trust executed by property owners listed in Exhibit "A". The Deeds of Trust are recorded in the plat records in the office of the County Clerk of Hill County, Texas, under the volumes and page numbers listed in Exhibit "A."

EXHIBIT "A"

WB - White Bluff Subdivision, as described in the corrected plat thereof, recorded in Slide A-130 of the Plat Records of Hill County, Texas.

WB Thirteen - White Bluff Thirteen Subdivision, as described in the plat recorded in Slide 138A of the Plat Records of Hill County Texas.

WB Thirty-Three - White Bluff Thirty-Three Subdivision, as described in the plat recorded in Slide A-154 of the Plat Records of Hill County, Texas.

WB Thirty-Four - White Bluff Thirty-Four Subdivision, as described in the plat recorded in Slide AB-154 of the Plat Records of Hill County, Texas.

WB Thirty-Five - White Bluff Thirty-Five Subdivision, as described in the plat recorded in Slide AB-156 of the Plat Records of Hill County, Texas.

WB Thirty-Six - White Bluff Thirty-Six Subdivision, as described in the plat recorded in Slide A-157 of the Plat Records of Hill County, Texas.

WB Thirty-Seven - White Bluff Thirty-Seven Subdivision, as described in the plat recorded in Slide AB-157 of the Plat Records of Hill County, Texas.

WB Thirty-Eight - White Bluff Thirty-Eight Subdivision, as described in the plat recorded in Slide A-158 of the Plat Records of Hill County, Texas.

WB Thirty-Nine - White Bluff Thirty-Nine Subdivision, as described in the plat recorded in Slide 161AB of the Plat Records of Hill County, Texas.

WB Forty - White Bluff Forty Subdivision, as described in the plat recorded in Slide 162A of the Plat Records of Hill County, Texas.

WB Forty-One - White Bluff Forty-One Subdivision, as described in the plat recorded in Slide AB163 of the Plat Records of Hill County, Texas.

WB Forty-Two - White Bluff Forty-Two Subdivision, as described in the plat recorded in Slide A163 of the Plat Records of Hill County, Texas.

WB Heartwood - Heartwood Timeshare Regime more fully described in the Declaration establishing the Heartwood Timeshare Regime recorded in Volume 984, Page 560 of the Deed of Records of Hill County, Texas.

WB The Range - The Range Timeshare Regime more fully described in the Declaration establishing The Range Timeshare Regime recorded in Volume 821, Page 524 of the Deed Records of Hill County, Texas as amended (the "Declaration").

<u>MORTGAGOR</u>	<u>LOT</u>	<u>SUBDIVISION</u>	<u>DEED OF TRUST</u>	
			<u>VOL</u>	<u>PAGE</u>
MARIA SONIA SORISANTOS	34 & ALL INTEREST	THIRTEEN & THE RANGE INTERVALS	1838	447
JAMES GITAHU & MERIOTH NDIRANGU	68	THIRTY-THREE	1899	735
ADONIS FRANCISCO & RHEA FRANCISCO	13 & ALL INTEREST	THIRTY-FIVE & THE RANGE INTERVALS	1812	778
AMANDO N. CANLAS & EVELYN V. CANLAS	225	THIRTY-NINE	1404	229
MICHAEL P. SEVILLA & MYRTHLE GAY Y. SEVILLA	79 & ALL INTEREST	FORTY-ONE & HEARTWOOD INTERVALS	1858	667
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