

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

2014 SEP 16 PM 12: 57

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: October 7, 2014

Time: The sale shall begin no earlier than 10:00 A.M. or no later than six 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."

5. Obligations Secured. The Deeds of Trust provide that they secure the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount payable to the order of Double Diamond, Inc.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the property owners to Double Diamond, Inc. Double Diamond, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

WITNESS MY HAND this 16<sup>th</sup> day of September, 2014.

*Yvonne Banaszak*

Yvonne Banaszak  
20022 Misty Valley Circle  
Whitney, TX 76692  
(254) 694-4000

STATE OF TEXAS

COUNTY OF HILL

This instrument was acknowledged before me on this 16 day of September, 2014 by Yvonne Banaszak.



*Deborah Gail Clay*  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

**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-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-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-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.

<u>MORTGAGOR</u>	<u>LOT</u>	<u>SUBDIVISION</u>	<u>DEED OF TRUST</u>	
			<u>VOL</u>	<u>PAGE</u>
SHERYLJOY A. JUDAN	13	THIRTY-FIVE	1446	724
ROSH T. ULEP & CECILIA B. ULEP	31	THIRTY-SEVEN	1605	342
BELINDA CERVANIA & RONALD CERVANIA	189	THIRTY-NINE	1368	500
TROY J. BICKERSTAFF & TERESA L BICKERSTAFF	68 & All interest in: Units 413, 414, 415, 416	FORTY-ONE & HEARTWOOD	1538	503
AILLEN JOY B. ESCOLAR	163	FORTY-TWO	1371	109
JESUS F. PUIG JR. & MA GENALIN PUIG	265	FORTY-TWO	1726	520