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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2018 FEB 12 A 8:45

**DEED OF TRUST**

**Date:** November 18, 2006

**Grantor(s):** Mario Valenzuela

**Beneficiary:** National Recreational Properties of Texas, LLC

**Trustee:** National Recreational Properties of Texas, LLC

**Recording Information:** Volume 1456, Page 0755, of the Real Property Records of Hill County, Texas

**Property:** All that certain lot, tract or parcel of land being Lot Four Hundred Fifty-Seven (457), White Bluff One (1) Subdivision, Lake Whitney, Hill County, Texas, according to the plat thereof recorded in Slide A-129/130 of the Official Plat Records of Hill County, Texas.

**Indebtedness Secured:** Note Secured by Deed of Trust ("Note"), in the original principal amount of \$29,870.00, executed by Grantor(s) and payable to the order of Flatiron White Bluff NPL, LLC, the current owner and holder of the indebtedness

**SUBSTITUTE TRUSTEE**

**Name of Substitute Trustee:** Gardner Haas PLLC

**Address of Substitute Trustee:** 2828 Routh Street  
Suite 660  
Dallas, Texas 75201

**SALE INFORMATION**

**Date of Sale:** Tuesday, March 6, 2018 (the first Tuesday of the month)

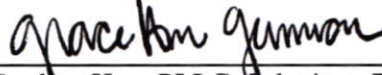
**Time of Sale:** The earliest time at which the sale shall begin is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

**Place of Sale:** The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas (provided the foreclosure sale may move to the interior of the Hill County Courthouse near the East door in the event of inclement weather).

Default has occurred in performance of the obligations of the Note and Deed of Trust, and the indebtedness evidenced by the Note has been accelerated and is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Property in accordance with applicable law and pursuant to the terms of the Deed of Trust. Therefore, at the date, time, and place specified above, the Substitute Trustee will sell the Property "as is" by public auction to the highest bidder for cash to satisfy the indebtedness secured by the Deed of Trust.

**ACTIVE MILITARY SERVICE NOTICE**

**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 THE RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



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Gardner Haas PLLC, Substitute Trustee  
By: Eric. P. Haas / Grace Ann Gannon

Date: February 12, 2018