

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS—YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Notice of Trustee's Sale

Date: August 9, 2018

Trustee: John T. Ferguson
105 West 4th Street, Big Spring, Howard County, TX 79720

Holder of the Note: Ronald L. Howell and Patricia M. Howell

Note: \$25,000.00

Deed of Trust

Date: April 16, 2010

Grantor: Ricky Viera

Original Lender: Ronald L. Howell and Patricia M. Howell

Recording Information: Volume 1174, Page 464, Official Public Records of Howard County, Texas. There is also a Vendor's Lien retained in Warranty Deed with Vendor's Lien from Ronald L. Howell And Patricia M. Howell to Ricky Viera dated April 16, 2010 and recorded in Volume 1174, Page 461, Official Public Records of Howard County, Texas. (405 West 5th Street, Big Spring, Howard County, Texas)

BY DEPUTY CLERK
Stacey
Posted
2018 AUG 13 AM 11:04
BRENT ZITLER
COUNTY CLERK HOWARD COUNTY
~~FILED~~
Posted

County: Howard

Date of Sale (First Tuesday of the Month) September 4, 2018

Time of Sale: 10:00 a.m.

Place of Sale: The North door of the County Courthouse of Howard County at Big Spring, Texas (The designated County location where sales by a Trustee at a nonjudicial foreclosure are required to take place.)

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.

John T. Ferguson is Trustee under the Deed of Trust. Ronald L. Howell and Patricia M. Howell have instructed the Trustee to offer the property for sale toward satisfaction of the note. This foreclosure sale will be conducted by John T. Ferguson as Trustee under the Deed of Trust.

Notice that is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the time of Sale or not later than three hours thereafter. This Sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

John T. Ferguson
John T. Ferguson, Trustee

STATE OF TEXAS §

COUNTY OF HOWARD §

This instrument was acknowledged before me on the 9th day of August, 2018 by John T. Ferguson.

Kay Elder
Notary Public, State of Texas

