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3241 DREXEL AVENUE  
BIG SPRING, TX 79720

BRENT ZITTEKOFF  
COUNTY CLERK HOWARD COUNTY

00000009045923

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

BY DEPUTY Nancy Porter

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 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.

1. **Date, Time, and Place of Sale.**

Date: October 06, 2020  
Time: The sale will begin at 10:00 AM or not later than three hours after that time.  
Place: THE NORTH FRONT DOOR OF THE HOWARD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 08, 2010 and recorded in Document CLERK'S FILE NO. 2010-00006363 real property records of HOWARD County, Texas, with ARTURO DEL VALLE AND HEATHER DEL VALLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS) LRS FINANCAL NETWORK, INC., DBA HNB MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ARTURO DEL VALLE AND HEATHER DEL VALLE, securing the payment of the indebtednesses in the original principal amount of \$97,818.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

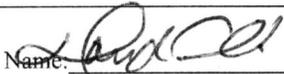
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHELLEY NAIL, KRISTINA MCCRARY, DONNA TROUT, CASSIE MARTIN, CHARLES GREEN, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, JOHN MCCARTHY OR DAVID CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is David Cantk, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-30-2020 I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: 

Date: 7.30.2020

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HOWARD

**EXHIBIT "A"**

BEING ALL OF LOT NO. TWENTY-ONE (21), IN BLOCK NO. TWENTY-NINE (29), PARK ESTATES NO.5, A SUBDIVISION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE PROPER MAP OF PLAT OF RECORD IN ENVELOPE 30/A, PLAT RECORDS OF HOWARD COUNTY, TEXAS