

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF HOWARD

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KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on October 21, 2010, **Arturo Del Valle** ("Grantor") executed and delivered a Deed of Trust,(the "Deed of Trust") conveying to **W. R. Collier**, as Trustee, the herein below described property to secure **Prosperity Bank**, the successor by merger with American State Bank in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 2010-00005370 Volume 1196, Page 279 of the Real Property Records, Howard County, Texas to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Shelly Nail, Kristina McCrary, Cassie Martin and Donna Trout** any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, July 7, 2020**. The earliest time at which the sale will occur shall be at **10:00 o'clock**

A.M. and it may take place not later than three hours after said time, and the sale shall take place in the area of the North Front Door Entrance of the Howard County Courthouse located at 300 S. Main Big Spring Texas, or as designated by the County Commissioners This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

All of Lot No. 3, in Block No. 3, Stanford Park Addition ,to the City of Big Spring, Howard County, Texas, according to the proper map or plat of said Addition, recorded in the Plat Records of Howard County, Texas and being commonly known as 1304 Ridgeroad Drive, Big Spring, Texas (the "1304 Ridgeroad Drive Property")

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David. Smith, Shelly Nail, Kristina McCrary, Cassie Martin and Donna Trout

c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
Telephone: (713) 800-8604
cell phone: 281-788-3666
Email: smith@csrslaw.com

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.

Dated this 8th day of June, 2020.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy Texas 77450
Telephone: (713) 800-8604
Cell phone 281-788-3666
Email:smith@csrsllaw.com

*Postel By
Shelly
6-11-2020*

FILED

2020 JUN 11 10:58:06

COUNTY CLERK

BY DEPUTY *Angelique Salinas*