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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

