

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THE STATE OF TEXAS**

§  
§  
§

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF HOWARD**

**WHEREAS**, on September 30, 2022, **John E. Stokes** (herein the "Grantor"), executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank** in the payment of all debts and indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Volume 2113, Page 11, in the Official Public Records of 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, Shelley Nail, Donna Trout, Zane Nail, Zia Nail and Zoey Fernandez**, 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, October 7, 2025**. The earliest time at which the sale will occur shall be at **10:00**

1

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 which has been designated as the area for foreclosures to take place, being the North door of the Howard County Courthouse, Big Spring Texas, or as designated by the County Commissioner's Office as the area for foreclosures to be held. 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, equipment and appurtenances thereto:

**Lot No. Four (4), in Block No. Two (2), Seton Place Addition to the City of Big Spring, Howard County, Texas, according to proper map or plat of said addition of record in Envelope 94A, Plat Records of Howard County, Texas.**

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, Shelley Nail, Donna Trout, Zane Nail, Zia Nail and Zoey Fernandez**  
c/o L. David. Smith  
2618 Kittansett Circle  
Katy Texas 77450  
Telephone: (281)788-3666  
Email: ldslaw7@gmail.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 8<sup>th</sup> day of September, 2025.

L. David Smith Substitute Trustee  
L .David. Smith, Substitute Trustee  
2618 Kittansett Circle  
Katy Texas 77450  
Telephone: (281) 788-3666  
Email: ldslaw7@gmail.com

posted By  
Shelby  
9-15-25

POSTED at 1:30 PM O'clock 9/15/2025  
JURY PADRON, County Clerk, Howard County, Texas  
By Paul Gonzalez Deputy