



**Notice of Trustee's Sale**

**Date:** January 9, 2018

**Substitute Trustee:** H. Lynn Cowan

**Substitute Trustee's Address:** P.O. Box 1390  
Littlefield, Texas 79339

**Mortgagee:** First Federal Bank Littlefield, Texas ssb

**Note:** Note dated July 28, 2008 in the amount of \$30,000.00. Such Note was modified by a Modification Agreement dated March 20, 2012, recorded in Volume 684, Page 299, Official Public Records, Lamb County, Texas. Further, the March 1, 2017 payment was extended until October 1, 2017 by a Loan Extension Agreement dated April 14, 2017.

**Deed of Trust**

**Date:** July 28, 2008

**Grantor:** Harrell Patterson and Wanda Patterson, husband and wife

**Mortgagee:** First Federal Bank Littlefield, Texas ssb

**Recording information:** Volume 633, Page 106, Official Public Records, Lamb, County, Texas.

**Property:** Labor Seven (7), League Six Hundred Forty-Four (644), State Capitol Lands, Lamb County, Texas, according to the map or plat of said land as recorded in the office of the Lamb County Clerk, SAVE AND EXCEPT 22.90 acres out of the Northeast corner of said labor.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

**County:** Lamb

**Date of Sale (first Tuesday of month):** February 6, 2018

**Time of Sale:** 1:00 p.m. or not later than 3:50 p.m.

**Place of Sale:** At the front doors of the North side of the Lamb County Courthouse, 100 6<sup>th</sup> Street, Littlefield, Texas 79339

**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.**

Mortgagee has appointed H. Lynn Cowan as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice 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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

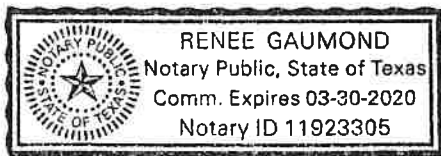


H. Lynn Cowan  
P.O. Box 1390  
Littlefield, Texas 79339

STATE OF TEXAS §

COUNTY OF LAMB §

This instrument was acknowledged before me on the 9<sup>th</sup> day of January, 2018, by H. Lynn Cowan.

  
Notary Public, State of Texas