

**NOTICE OF TRUSTEE'S SALE**

**Date:** June 9, 2017

**Substitute Trustee:** H. Lynn Cowan

**Substitute Trustee's Address:** P.O. Box 1390, 2313 Phelps, Littlefield, Texas  
79339

**Mortgagee:** First Federal Bank, Littlefield, Texas ssb, formerly known as First Federal Savings & Loan Association, Littlefield, Texas

**Note:** December 18, 2006 in the original principal amount of \$25,000.00

**Deed of Trust**

**Date:** December 18, 2006

**Grantor:** CRISTIE SUE ROPER, a single person

**Mortgagee:** First Federal Savings & Loan Association, Littlefield, Texas

**Recording information:** Volume 607, Page 415, Official Public Records of Lamb County, Texas.

**Property:** Lot Thirteen (13), Block Twenty-Nine (29), Duggan Annex, an addition to the City of Littlefield, Lamb County, Texas, according to the map or plat of said addition as recorded in Volume 101, Page 561, Deed Records, Lamb County, Texas.

**County:** Lamb

**Date of Sale (first Tuesday of month):** July 4, 2017

**Time of Sale:** 10:00 a.m. or not later than three (3) hours thereafter

**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". The sale will begin at the Time of Sale or not later than three hours thereafter.



H. Lynn Cowan, Substitute Trustee

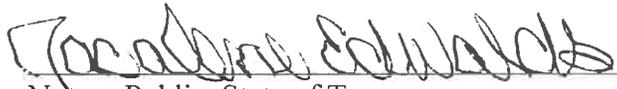
STATE OF TEXAS

§

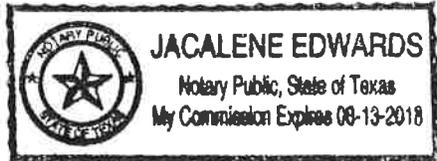
COUNTY OF LAMB

§

This instrument was acknowledged before me on the 9<sup>th</sup> day of June, 2017, by H. Lynn Cowan, Substitute Trustee.



Notary Public, State of Texas



Return to:

First Federal Bank  
PO Box 1390  
Littlefield, TX 79339

FILED AND RECORDED  
REAL PROPERTY RECORDS  
On: Jun 09, 2017 at 01:17P

Document Number: 00005745

Amount 23.00

HONORABLE TONYA RITCHIE  
COUNTY CLERK

By

Denice Neal, Deputy  
Lamb County

ANY PROVISION HEREIN WHICH RESTRICTS  
THE SALE, RENTAL OR USE OF THE  
DESCRIBED REAL PROPERTY BECAUSE OF  
COLOR OR RACE IS INVALID AND  
UNENFORCEABLE UNDER FEDERAL LAW.