



FILED

STATE OF TEXAS §  
COUNTY OF HALE §

2020 JUN -1 PM 2:28

LATWICE KEMP  
HALE COUNTY CLERK  
BY *AKB* DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Property:** See Attached Exhibit "A"  
Street Address: 1712 Avenue H, Abernathy, Texas 79311

**County:** Hale County, Texas

**Note:** **Date:** February 12, 2015  
**Original Principal Amount:** TWO HUNDRED TWENTY-FOUR THOUSAND, NINE HUNDRED FIFTY AND 0/100 DOLLARS (\$224,950.00)  
**Borrower:** Larry Brent Martin  
**Original Lender:** Texas Mortgage Capital Corporation, a Texas corporation  
**Current Lender:** Loan Approved, LLC, a Texas limited liability company  
**Maturity Date:** March 1, 2045

**Deed of Trust:** **Date:** February 12, 2015  
**Grantor:** Larry Brent Martin, joined pro forma by his wife, Erin Martin  
**Original Mortgagee:** Texas Mortgage Capital Corporation, a Texas corporation  
**Current Mortgagee:** Loan Approved, LLC, a Texas limited liability company  
**Recording Information:** Document No. 2015-000550, Real Property Records of Hale County, Texas

**Date of Sale (first Tuesday of month):** July 7, 2020

**Time of Sale:** Between 10:00 a.m. and 1:00 p.m.

**Place of Sale:** At the first floor of the Hale County Courthouse, west entrance, in front of the commissioners' bulletin board, or as otherwise designated by the Hale County Commissioners Court pursuant to Texas Property Code § 51.002(a).

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.

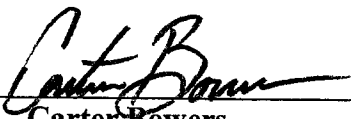
**Appointment of Substitute Trustee**

Loan Approved, LLC as Mortgagee has appointed Carter Bowers, Brad J. Davidson, Tommy D. Sheen, Bryan D. Mackay, Kristen Vander-Plas, John F. Rabe, Jr., or David LaFreniere as Substitute Trustee under the Deed of Trust for purposes of this sale. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

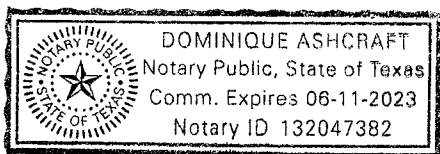
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

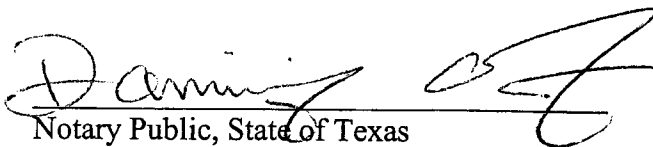
**DAVIDSON SHEEN, LLP**  
12405 Quaker Ave.  
Lubbock, TX 79424  
Telephone: (806) 412-6000  
Facsimile: (806) 412-6010

By:   
**Carter Bowers**  
Attorney at Law  
Substitute Trustee

STATE OF TEXAS           §  
                                          §  
COUNTY OF LUBBOCK   §

This instrument was acknowledged before me on the 27th day of May, 2020, by Carter Bowers.



  
Notary Public, State of Texas

**EXHIBIT "A"**

All of Lot Eighty-five (85) and the South 24.66 of Lot Eighty-four (84), which South 24.66 feet is described by metes and bounds as follows:

BEGINNING at the original Southwest corner of said Lot 84;

THENCE North along the West line of said Lot 84 and the East line of Avenue "H" a distance of 24.66 feet;

THENCE East a distance of 113.69 feet to a point in the Southeast line of said Lot 84;

THENCE South  $46^{\circ}00'$  West along the southeast line of said Lot 84 a distance of 35.50 feet to the original Southeast corner of said Lot 84;

THENCE West along the South line of said Lot 84 a distance of 88.15 feet to the PLACE OF BEGINNING;

AND the Northeasterly 35.95 feet of Lot Eighty-six (86), which Northwesterly 35.95 feet is described by metes and bounds as follows:

BEGINNING at the original most Northerly corner of said Lot 86;

THENCE South  $44^{\circ}00'$  East along the Northeasterly line of said Lot 86 and the Southwesterly line of an alley a distance of 35.95 feet;

THENCE South  $46^{\circ}00'$  west a distance of 113.39 feet (called approximately 108 feet) to a point in the Southerly line of said Lot 86 and the Northerly line of a street;

THENCE Westerly an arc length of 2.69 feet around a curve to the left and along the South line of said Lot 86 and the North line of said street, said curve having a radius of 50.00 feet, a delta angle of  $3^{\circ}04'41''$  (called  $17^{\circ}15'14''$ ), tangent lengths of 1.34 feet (called 7.59 feet) to the original Southwest corner of said Lot 86;

THENCE North along the West line of said Lot 86 a distance of 47.31 feet to the Northwest corner of said Lot 86;

THENCE North  $46^{\circ}00'$  East along the Northwesterly line of said Lot 86 a distance of 82.40 feet to the PLACE OF BEGINNING.

All of said property being out of the Virgil Phillips Addition, Installment No. 3, an addition to the City of Abernathy, Hale County, Texas.

CERTIFIED FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Latrice Kemp*

Latrice Kemp County Clerk  
Hale County, Texas  
05/01/2020 11:57 AM  
Fee: \$38.00  
2020-001423 NOTTS