



Counter Filing – McWhorter, Cobb and Johnson, LLP

THE STATE OF TEXAS §  
 COUNTY OF LUBBOCK §

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, by Deed of Trust dated January 16, 2014, **Lanny Edwards and Jamie Edwards**, as Grantor, conveyed to **Bradley M. Pettiet**, Trustee, for the benefit of **James Collin Edwards**, certain real property situated in Lubbock County, Texas, being described as follows:

**FIELD NOTES on a 1.16 Acre Tract of Land out of Tracts 20 & 21, South Park Heights Addition out of the SW/4 of Section 19, Block 24, H. E. & W. T. RR Co. Survey in the City of Slaton, Lubbock County, Texas and being more particularly described as follows:**

**BEGINNING at a 1/2" Iron Rod set in the East line of Tract 21 and the West ROW line of Seventh Street in the City of Slaton, and also being in the Northeasterly ROW line of Old Highway No. 84 from whence a found 1 1/2" IP for the SW corner of Section 19 bears S 0° 16' W, 860.19 ft. and N 89° 44' W, 500 ft.;**

**THENCE N 49° 33' W along the Northeasterly ROW line of Old Highway No. 84 at 227.85 ft. cross the North line of Tract 21 and the South line of Tract 20 and in all a distance of 254.70 ft. to the PC of a Curve to the Right;**

**THENCE along a curve with a Radius of 1432.39 ft. and a Chord Bearing of N 45° 47' 35" W and a chord distance of 187.70 ft. to a 1/2" Iron Rod set for the NW corner of this tract;**

**THENCE S 89° 44' E a distance of 329.75 ft. to a 1/2" Iron Rod set in the East line of Tract 20 and the West ROW line of Seventh Street in the City of Slaton for the NE corner of this tract;**

**THENCE S 0° 16' W along the East line of Tracts 20 and 21 and the West ROW line of Seventh Street at 147.57 ft. pass the common corners of Tracts 20 & 21 and in all a distance of 294.59 ft. to the place of beginning and containing 1.16 Acres of Land;**

commonly known as 1905 S. 7th Street, Slaton, Texas 79364; (hereinafter known as the "Real Property").

The Real Property described above is to secure payment of:

Promissory Note dated January 16, 2014, in the original principal amount of \$275,000.00, executed by Lanny Edwards and Jamie Edwards, and made payable to **James Collin Edwards**.


The Deed of Trust is recorded under Clerk's File No. 2014003343, in the Official Public Records of Lubbock County, Texas, reference to said Deed of Trust being hereby made for all purposes; and

**WHEREAS**, the undersigned has been appointed as Substitute Trustee in the place and stead of **Bradley M. Pettiet**, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust, the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 1st day of February, 2022, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell the Property at the area of the Lubbock County Courthouse, Lubbock, Texas, designated by the Commissioners Court for foreclosure sales or trustee's sales, with the said property being sold to the highest bidder for cash. The earliest time at which the sale will occur is 10:00 a.m., and the sale will begin no later than three (3) hours after 10:00 a.m.

**WITNESS MY HAND**, this 7th day of January, 2022.

  
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Luke A. Wallace, Substitute Trustee

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
01/07/2022 11:35 AM  
FEE: \$3.00  
2022001157