

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Kenneth McKinnon	Deed of Trust Date	January 7, 2022
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$135,000.00
Recording Information	Instrument #: 2022-00000032 Book #: 807 Page #: 519 in Lamb County, Texas	Original Trustee	David Zalman
Property Address	600 Bulldog Dr., Amherst, TX 79312	Property County	Lamb

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	09/06/2022
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The steps at the front doors on the North side of the Lamb County Courthouse County Courthouse in Lamb County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Lamb County Commissioner's Court.
Substitute Trustees	Ronald Byrd, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com, Ronald Byrd, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

A 0.74 ACRE TRACT OF LAND OUT OF LABOR NO.9, LEAGUE 648, STATE CAPITOL LAND, LAMB COUNTY, TEXAS BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IP SET IN THE N ROW LINE OF A PAVED COUNTY ROAD FROM WHENCE THE SW CORNER OF LABOR 9 BEARS S 1 DEGREE 14' 30" W, 28 FT. AND S 89 DEGREES 58' 10" W, 1019.1 FT;

THENCE N 1 DEGREE 14' 30" E, 256.1 FT. TO AN IP SET IN THE SW ROW LINE OF 11TH STREET, IN THE CITY OF AMHERST, TEXAS;

THENCE N 52 DEGREES 31' W ALONG THE SW ROW LINE OF 11TH STREET A DISTANCE OF 134.5 FT. TO AN IP SET FOR CORNER;

THENCE S 1 DEGREE 14' 30" W, 336.2 FT. TO AN IP SET IN THE N ROW LINE OF A PAVED COUNTY ROAD;

THENCE N 89 DEGREES 58' 10" E ALONG THE N ROW LINE OF THE PAVED COUNTY ROAD AT A DISTANCE OF 110 FT. THE PLACE OF BEGINNING, AND CONTAINING 0.74 ACRES OF LAND.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

TAHERZADEH, PLLC

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The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

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.

Dated August 12, 2022.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
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