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FILED FOR RECORD
AT 3:11 O'CLOCK P.M.

APR 22 2025

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

RENE TREVINO
CLERK OF COUNTY COURT
LAMB COUNTY, TEXAS

WHEREAS, on December 2, 2022, Deanna McKinnerney executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of \$116,360.20 (One Hundred Sixteen Thousand Three Hundred Sixty Dollars and Twenty Cents), said Deed of Trust being filed for record in Record Number 2022-00002213, of the Lamb County Clerks Records; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Tall Grass Capital, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 6, 2025**, beginning at **1:00 pm**, or not later than 4:00 pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Lamb County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Lamb County, Texas, which real property is described as follows:

Lot Twenty (20), Block Two (2), Westwood addition to the City of Littlefield, Lamb County, Texas, according to the Map or Plat Recorded in the Office of the Lamb County Clerk.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS. WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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 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.

IN WITNESS HEREOF, this instrument has been executed to be effective April 10, 2025.

Property Address: 1238 W 13th, Littlefield, Lamb County, Texas 79339

Trustee

Keith Rodgers

A handwritten signature in black ink, appearing to read 'KR', is written over a horizontal line. The signature is stylized and cursive.