

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Rachelle Dawn Gutierrez	Deed of Trust Date	May 22, 2019
Original Mortgagee	Prosperity Bank	Original Principal	\$98,500.00
Recording Information	Instrument #: 19-03155 Book #: 1899 Page #: 864 in Fayette County, Texas	Original Trustee	David Zalman
Property Address	6038 St. Hwy. 159, La Grange, TX 78945	Property County	Fayette

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	At the posting board located on and in the stone wall enclosure located on the Northwest portion of the Fayette County Courthouse square, on and in that portion of the wall enclosure facing West Colorado Street near its intersection with North Main Street County Courthouse in Fayette County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Fayette County Commissioner's Court.
Substitute Trustees	Megan L. Randle, Ebbie Murphy, Pete Florez, Elizabeth Anderson, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

<p>Legal Description as per the Deed of Trust: BEING 0.352 ACRES OF LAND, A PART OF THE FRANKLIN LEWIS SURVEY, ABSTRACT 64 OF FAYETTE COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 2.47 ACRE TRACT CONVEYED TO ANTONIO BARBOSA AS RECORDED IN VOLUME 823, PAGE 799 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT 1/2" IRON ROD SET IN THE SOUTHEAST MARGIN OF STATE HIGHWAY 159 FOR THE NORTH CORNER OF A 1371 SQUARE FOOT CLARA WESSELS TRACT (VOLUME 644, PAGE 794), FOR THE WEST CORNER OF THE PARENT TRACT AND FOR THE BEST CORNER HEREOF; THENCE WITH THE SOUTHEAST MARGIN OF STATE HIGHWAY 159 NORTH 44 DEGREES 15 MIN 00 SEC EAST - 118.26 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THE RESIDUAL OF THE PARENT TRACT AND FOR THE NORTH CORNER HEREOF; THENCE ACROSS THE PARENT TRACT WITH THE LINE OF THE PARENT TRACT RESIDUAL AS FOLLOWS; SOUTH 48 DEGREES 33 MIN 38 SEC EAST - 80.12 FEET TO A 1/2" IRON ROD SET; SOUTH 42 DEGREES 33 MIN 40 SEC WEST - 11.76 FEET TO A 1/2" IRON ROD SET; SOUTH 44 DEGREES 55 MIN 10 SEC EAST - 48.04 FEET TO A 1/2" IRON ROD SET FOR THE EAST CORNER HEREOF, AND SOUTH 44 DEGREES 10 MIN 30 SEC WEST - 123.72 FEET TO A 1/2" IRON ROD SET IN THE NORTHEAST LINE OF THE RESIDUAL OF A 0.487 ACRE CLARA WESSELS TRACT (VOLUME 375, PAGE 420) FOR THE SOUTH CORNER HEREOF; THENCE WITH THE NORTHEAST LINE OF THE WESSELS RESIDUAL NORTH 46 DEGREES 07 MIN 05 SEC WEST - 27.87 FEET TO A 1/2" IRON ROD SET FOR THE SOUTH CORNER OF THE WESSELS 1371 SQUARE FOOT TRACT AND FOR AN EXTERIOR CORNER HEREOF; THENCE WITH THE SOUTHEAST LINE OF THE WESSELS 1371 SQUARE FOOT TRACT NORTH 42 DEGREES 57 MIN 10 SEC EAST - 14.81 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF THE WESSELS 1371 SQUARE FOOT TRACT AND FOR AN INTERIOR CORNER HEREOF; THENCE WITH THE NORTHEAST LINE OF THE WESSELS 1371 SQUARE FOOT TRACT NORTH 46 DEGREES 07 MIN 05 SEC WEST - 100.37 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.352 ACRES OF LAND.</p>

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

TAHERZADEH, PLLC

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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.

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 refileing may be after the date originally scheduled for this sale.

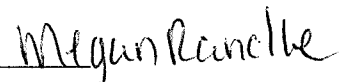
Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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 July 22, 2022.

/s/ Selim H. Taherzadeh



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

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

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FILED KCB

10:50 AM
JUL 28 2022

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Brenda Fietsam
BRENDA FIETSAM
CLERK, FAYETTE CO., TEXAS