

Notice of Trustee's Sale

Date: September 22, 2022

Trustee: Gaylene Rogers Lonergan
Lonergan Law Firm, PLLC
12801 North Central Expressway, Suite 150, Dallas, Texas 75243

Lender: Pedro Teniente

Note: Promissory Note dated September 7, 2021 in the original principal amount of \$41,508.00 executed by Martin Edgardo Garza Rivera.

Deed of Trust:

Date: September 7, 2022

Grantor: Martin Edgardo Garza Rivera

Lender: Pedro Teniente

Recording information:

Recorded under Instrument Number 2021-21286 of the County Clerk's Records, Hunt County, Texas.

Property:

See **Exhibit A** attached hereto

County: Hunt

Date of Sale: November 1, 2022

Time of Sale: 1:00 p. m.

Place of Sale: At the base of the Central stairway on the 2nd floor inside the Courthouse located at 2507 Lee St, Greenville, TX 75401, or the base of the North seps outside the courthouse located at 2507 Lee St, Greenville, TX 75401 in the event the Courthouse is closed on the first Tuesday of the month.

Gaylene Rogers Lonergan is Trustee as appointed by Lender. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

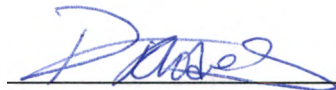
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Gaylene Rogers Lonergan

STATE OF TEXAS

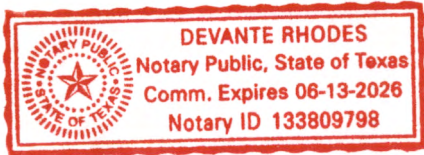
COUNTY OF DALLAS

This instrument was acknowledged before me on this 22nd day of September, 2022, by Gaylene Rogers Lonergan, Trustee.


Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary





THE STATE OF TEXAS

COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2022-22484 NOTTS
09/22/2022 01:10 PM



Becky Landrum, County Clerk
Hunt County, Texas