

Notice of Substitute Trustee's Sale

FILED FOR RECORD
at 2:21 o'clock P M

AUG 12 2025

Date: August 12, 2025

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

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

Lender: THAYNE STERLING

Note: Promissory Note dated July 22, 2010 in the original principal amount of \$43,300.00, executed by Baldomero Rodriguez and Maricela Rodriguez Canaca.

Deed of Trust:

Date: July 22, 2010

Grantor: Baldomero Rodriguez and Maricela Rodriguez Canaca.

Lender: Thayne Sterling

Recording information:

Recorded under Instrument Number 2010-8620 of the County Clerk's
Records, Hunt County, Texas.

Property:

All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being known as Lot Fifteen (15), Block "G" of WASHINGTON HEIGHTS ADDITION, according to the Plat thereof recorded in Volume 400, Page 466, Plat Records, Hunt County, Texas.

Said Property more commonly known as 2008 Oliver, Greenville, TX 75401.

County: Hunt


Date of Sale: September 2, 2025

Time of Sale: 10:00 a.m. - 12 p.m.

Place of Sale: At the North steps of the Hunt County Courthouse, including the hallway area 20 feet inside the North door on the 2nd floor.

Gaylene Rogers Lonergan is the 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
Lonergan Lawn Firm, P.L.L.C

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 12th day of August 2025, by Gaylene Rogers Lonergan, Trustee.



Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary

