

Notice of Trustee's Sale

Date: December 10, 2025

Trustee: John Davenport

Trustee's Address: 16818 Dallas Parkway, Dallas, TX 75248

Mortgagee: Ceasons Holdings, LLC

Note: Note dated April 17, 2025 in the amount of \$200,000.00

Deed of Trust

Date: April 17, 2025

Grantor: Gerardo G. Gallardo and Martha P. Garza, husband and wife

Mortgagee: Ceasons Holdings, LLC

Recording information: Deed of Trust filed on April 17, 2025 recorded in Instrument No. 2025-06718 of the Official Public Records of Hunt County, Texas.

Property:

Being a tract or parcel of land situated with the City of Greenville, Hunt County, Texas, being all of Lot 9, Block 2, of the Delaney's Subdivision, an addition to the City of Greenville, according to the plat thereof recorded in Volume C, Page 113B of the Plat Records of Hunt County, Texas, located at 1411 Wesley St., Greenville, Texas.

County: Hunt

Date of Sale (first Tuesday of month): January 6, 2026

Time of Sale: 10:00 A.M.

Place of Sale: Common Area at the base of the Central Stairway on the Second Floor of the Hunt County Courthouse or the Base of the North Steps outside Courthouse in event Courthouse is closed.

DEC 10 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stkinos*

FILED FOR RECORD
at 9:31 o'clock A M


DEC 15 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stkinos*

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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.

John Davenport is Trustee under the Deed of Trust. Mortgagee 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, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

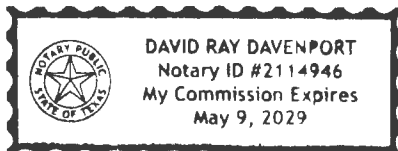


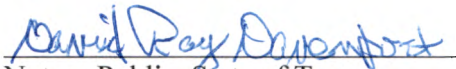
John Davenport
16818 Dallas Parkway, Dallas, TX 75248

THE STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on the 10 day of December, 2025 by John Davenport.





Notary Public, State of Texas