

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0057 RECORDED DATE: 12/16/2025 09:56:31 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1012011 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () RONALD COOK 2103 ESTRADA PARKWAY 2023 IRVING, TX 75061	SUBMITTED BY: RONALD COOK 2103 ESTRADA PARKWAY 2023 IRVING, TX 75061	
<p>DOCUMENT # : FC-2025-0057 RECORDED DATE: 12/16/2025 09:56:31 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;"><div> Kerrie Cobb Limestone County Clerk</div></div>		

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***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Notice of Substitute Trustee's Sale

Date: December 1, 2025

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

Lender: Bent Investment, LLC

Note: Promissory Note dated March 21, 2025, in the original principal amount of \$105,000.00, executed by Juan Francisco Montufur and Kerlin Briseyda.

Deed of Trust:

Date: March 21, 2025

Grantor: Juan Francisco Montufur and Kerlin Briseyda

Lender: Bent Investment, LLC

Recording information:

Recorded under Instrument Number No. 2025-0001064 of the County Clerk's Records, Limestone County, Texas.

Property:

Being Lot Twelve (12), Section 1, Green Meadows Addition, City of Mexia, Limestone County, Texas, according to plat of said addition of record in Vol 1, Page 76, Plat Records of Limestone County, Texas, more commonly known as 1008 E. Willow St, Mexia, Texas.

Said Property, more commonly known as 1008 E. Willow St, Mexia, Texas.

County: Limestone

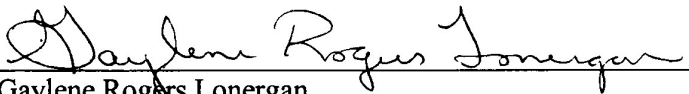
Date of Sale: January 6, 2025

Time of Sale: 10:00 a.m. – 1:00 p.m.

Place of Sale: Limestone County, Texas, at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET, GROESBECK, LIMESTONE COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. or as designated by the County

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

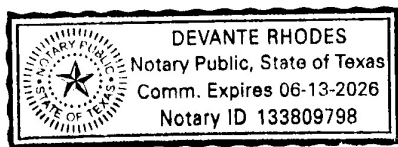
STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 2nd day of December 2025, by Gaylene Rogers Lonergan, Trustee.


Notary Public in and for the State of Texas

My Commission Expires:



Print/Typed Name of Notary