

#28

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF GRIMES)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 30, 2018, JUANA MARIA PEREZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of BEDIAS, County of GRIMES, Texas, to wit:

Being TRACT NO. 7 AND 8, Block 1 Out of HERITAGE ESTATES, Phase ONE, being 6.000 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 686, Page 180 In the Real Property Records of GRIMES County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$77,055.00 executed by JUANA MARIA PEREZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 00298718, Volume 1723, Page 596, of the Deed of Trust Records of GRIMES County, Texas (herein "Deed of Trust"); and

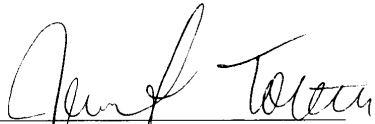
WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 7TH day of MAY, 2024, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at SOUTH ENTRANCE TO THE COURTHOUSE LOCATED ON MAIN STREET IN ANDERSON, GRIMES COUNTY, TEXAS 77830

of the GRIMES County Courthouse, ANDERSON, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 14, 2024.



JENNIFER TOTEN
Substitute Trustee

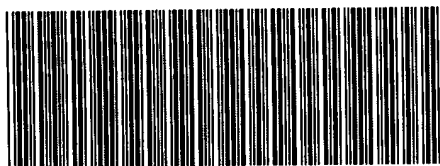
AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

FILED FOR RECORD
At 9:42 O'clock A M

MAR 27 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Barbara Kimmel Deputy



VG-1576-2024-28

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 28

Foreclosure Posting

Recorded On: March 27, 2024 09:42 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$7.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 28
Receipt Number: 20240327000006
Recorded Date/Time: March 27, 2024 09:42 AM
User: Barbara K
Station: Clerk01

Record and Return To:

5G LP LIMITED PARTNERSHIP
PO BOX 1419
MADISONVILLE TX 77864



**STATE OF TEXAS
Grimes County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski