

#14

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

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 2, 2024

NOTE: Real Estate Lien Note described as follows:

Date: September 11, 2002

Maker: Mary Underwood

Payee: 5-G, Inc., a Texas Corporation

Original Principal Amount: \$37,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: September 11, 2002

Grantor: Mary Underwood

Trustee: John C. Davis

Beneficiary: 5-G, Inc., a Texas Corporation

Recorded: Recorded on August 22, 2005 under Clerk's Document Number 2005-201678, under Volume 1137, Page 585, of the Real Property Records of Grimes County, State of Texas

LENDER: Equity Saviors, Inc., is the current mortgagee of the Deed of Trust and Note according to the Assignment of Deed of Trust, recorded on September 13, 2023 under Clerk's Document Number 2023-335356, of the Real Property Records of Grimes County, State of Texas

BORROWER: Mary Underwood

PROPERTY: The real property described as follows:

FILED FOR RECORD

At 4:04 O'clock P.M

FEB 12 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Maui Johnson, Deputy

TRACT 86, BLOCK 3, OUT OF A CALLED SUBDIVISION
IN PEACEFUL PLACE, PHASE ONE, IN GRIMES
COUNTY, TEXAS, BEING THE SAME TRACT OF LAND
AS SHOWN ON THE MAP OR PLAT THEREOF;
RECORDED IN VOLUME 710, PAGE 312, OF THE PLAT
RECORDS OF GRIMES COUNTY, TEXAS. Together with all
improvements, easements, personal property, intangibles, rents,
revenues, contracts, and rights appurtenant to the real property,
as described in the Deed of Trust.

SUBSTITUTE TRUSTEES: Sharon St. Pierre
Robert LaMont
Pete Florez
Florence Ross
David Garvin

Substitute Trustee's Mailing Address:

8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 5, 2024 the first Tuesday of the month, to commence at 1:00 P.M., or within
three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

SOUTH ENTRANCE TO THE COURTHOUSE LOCATED ON MAIN STREET
IN ANDERSON, GRIMES COUNTY, TEXAS 77830.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS

NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

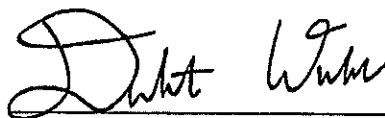
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

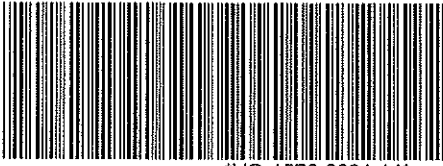
The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of February 2, 2024.



Dakota J. Wrinkle
Attorney for Lender



VG-1576-2024-14

Grimes County
Vanessa Burzynski
Grimes County Clerk

Instrument Number: 14

Foreclosure Posting

Recorded On: February 12, 2024 04:04 PM

Number of Pages: 4

" 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: 14
Receipt Number: 20240212000026
Recorded Date/Time: February 12, 2024 04:04 PM
User: Mary J
Station: CLERK04

Record and Return To:

FORECLOSURE SERVICES LLC
8101 BOAT CLUB ROAD STE 320
FORT WORTH TX 76179



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