



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 AND)
WALLER

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MARCH 14, 2011, IDA TAMEZ conveyed to KIM WASHBURN, as Trustee, the property situated in the City of PLANTERSVILLE, County of GRIMES AND WALLER, Texas, to wit:

Being TRACT NO. 26, Block 3 Out of COUNTY LINE ESTATES, Phase TWO, being 1.7500 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume GRIMES 778, WALLER 36, Page GRIMES 659, WALLER 125 In the Real Property Records of GRIMES AND WALLER County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$64,000.00 executed by IDA TAMEZ 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. 1102363, Volume 1255, Page 025, of the Deed of Trust Records of GRIMES AND WALLER County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of KIM WASHBURN, 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 6TH day of JUNE, 2023, 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 AND 836 AUSTIN STREET ROOM 217 HEMPSTEAD, WALLER COUNTY, TEXAS 77445, FRONT STEPS OF THE COURTHOUSE

of the GRIMES AND WALLER County Courthouse, ANDERSON, HEMPSTEAD, 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 APRIL 11, 2023.

JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

FILED AND RECORDED

Instrument Number: 23-038

Filing and Recording Date: 05/02/2023 01:03:41 PM Pages: 2 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To:
5G LP