

154

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 FILED FOR RECORD

STATE OF TEXAS)

At 1:18 O'Clock P M

COUNTY OF GRIMES)

FEB 11 2019

KNOW ALL MEN
BY THESE PRESENTS:

VANESSA E. SZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By *[Signature]*, Deputy

WHEREAS, by Deed of Trust dated FEBRUARY 1, 2013, JOSE I. GARZA JR. conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of NAVASOTA, County of GRIMES, Texas, to wit:

Being TRACT NO. 9, Block 3 Out of FOSTER ESTATES, Phase , being 4.0000 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 806, Page 221 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 \$17,100.00 executed by JOSE I. GARZA JR. 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. 00255784, Volume 1452, Page 174, 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 5TH day of MARCH, 2019, 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 JANUARY 15, 2019.

[Signature]
SHANA ELLINGTON
Substitute Trustee

AFTER RECORDING RETURN TO:

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

GRIMES COUNTY CLERK

MAIL ROOM

1000 W. 10TH ST.

GRIMES COUNTY, TEXAS 75843

PHONE: 936-685-3300

FAX: 936-685-3301

Filed for Record in:
Grimes County
On: Feb 11, 2019 at 01:18P
As a NOTICE

Amount 8.00
Receipt Number - 101981
By: Freddie Henson

STATE OF TEXAS COUNTY OF GRIMES
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Grimes County
as stamped hereon by me.
Feb 11, 2019

Vanessa Burzynski, Grimes County Clerk
Grimes County