

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 TRINITY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated AUGUST 18, 2021, MARCO OSORIO GUERRERO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of TRINITY, County of TRINITY, Texas, to wit:

Being TRACT NO. 15M, 15N AND 16A, Block 3 Out of LAKE L ACRES, Phase SECTION B, being 1.2891 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume CABINET A, Page SLIDE 254 In the Real Property Records of TRINITY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$42,000.00 executed by MARCO OSORIO GUERRERO and made payable to 5G, LLC F/K/A 5G, LP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 188892, Volume 1069, Page 0823, of the Deed of Trust Records of TRINITY 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 1ST day of APRIL, 2025, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 162 WEST 1ST STREET, GROVETON, TRINITY COUNTY, TEXAS 75845, MIDDLE STEPS ON THE SOUTH SIDE OF THE COURTHOUSE of the TRINITY County Courthouse, GROVETON, 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 FEBRUARY 6, 2025.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LLC F/K/A 5G, LP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

at 9:15 FILED 9 o'clock AM
MAR 05 2025

SHASTA BERGMAN
COUNTY CLERK TRINITY CO., TEXAS
By _____ Deputy