

**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 MAY 7, 2021, JOYCE E. HATCHER conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of TRINITY, County of TRINITY, Texas, to wit:

Being TRACT NO. 12L, 12M AND 13A, 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 \$52,000.00 executed by JOYCE E. HATCHER 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. 187974, Volume 1064, Page 0788, of the Deed of Trust Records of TRINITY County, Texas (herein "Deed of Trust"); and

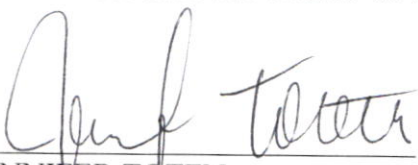
WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

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 4TH day of JUNE, 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 162 WEST 1<sup>ST</sup> STREET, GROVETON, TRINITY COUNTY, TEXAS 75845, MIDDLE STEPS ON THE SOUTH SIDE OF THE COURTHOUSE

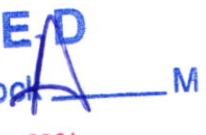
of the TRINITY County Courthouse, GROVETON, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 26, 2024.

  
\_\_\_\_\_  
JENNIFER TOTEN  
Substitute Trustee

AFTER RECORDING RETURN TO:

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

**FILED**  
at 9:45 o'clock  M  
**MAY 07 2024**  
SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS  
BY 