

**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 TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF MADISON )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JANUARY 11, 2024, CHRISTIGAIL KERR conveyed to JENNIFER TOTEN, as Trustee, the property situated in the City of MADISONVILLE, County of MADISON, Texas, to wit:

Being TRACT NO. 28C, Block 1 Out of MATHIS MEADOWS, Phase , being 2.0934 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 239, Page 405 In the Real Property Records of MADISON County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$40,000.00 executed by CHRISTI GAIL KERR 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. 123049, Volume 1956, Page 78, of the Deed of Trust Records of MADISON County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JENNIFER TOTEN, 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 AUGUST, 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 LOBBY ON THE FIRST FLOOR OF THE COURTHOUSE IN MADISONVILLE, MADISON COUNTY, TEXAS 77864  
of the MADISON County Courthouse, MADISON, 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 JUNE 24, 2025.

  
JENNIFER TOTEN  
Trustee

AT 9:20 FILED 4 PM  
O'CLOCK

JUL 01 2025

  
ADRIAN LAMON, DEPUTY CLERK

AFTER RECORDING RETURN TO:

5G, LLC F/K/A 5G, LP.  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864