

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: December 8, 2004	Original Mortgagor/Grantor: GARY M. PONTON AND CRYSTAL PONTON
Original Beneficiary / Mortgagee: CITIMORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 1107 Page: 311 Instrument No: N/A.	Property County: GRIMES
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$63,200.00, executed by GARY M PONTON and payable to the order of Lender.

Property Address/Mailing Address: 11345 CR 203, PLANTERSVILLE, TX 77363

Legal Description of Property to be Sold: BEING 3.00 ACRES OF LAND OUT OF THE WILLIAM MONTGOMERY LEAGUE. A-43 IN GRIMES COUNTY, TEXAS, SAID 3.00 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED FROM FRED JOLLISANT TO WILLIAM MITCHELL GERMAN RECORDED IN VOLUME 302, PG. 879 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF A 1.86 ACRE TRACT OF LAND DEEDED TO DAN STEPHENSON AND THE NORTH LINE OF COUNTY OF A COUNTY ROAD AT WHICH THERE IS A 1/2 INCH PIPE AT AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, NORTH 02 DEGREES 45 MINUTES 17 SECONDS WEST, 223.91 FEET ALONG THE EAST LINE OF SAID 1.86 ACRE TRACT AS FENCED TO A 3/8 INCH IRON ROD AT A FENCE CORNER FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. THENCE, NORTH 89 DEGREES 57 MINUTES 12 SECONDS WEST 315.71 FEET ALONG THE NORTH LINE OF SAID 1.86 ACRE TRACT AS FENCED TO A 1/2 INCH PIPE AT AT A FENCE CORNER FOR THE NORTHWEST CORNER OF SAID 1.86 ACRE TRACT AND THE MOST NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. THENCE, NORTH 00 DEGREES 03 MINUTES 48 SECONDS EAST, 187.52 FEET ALONG THE EAST LINE OF A 22 ACRE TRACT AS FENCED TO A 3/8 INCH IRON ROD AT A FENCE CORNER FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. THENCE EAST 477.38 FEET ALONG A FENCE TO A 3/8 INCH IRON ROD IN THE WEST LINE OF A PRIVATE DRIVE FOR THE



NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. THENCE SOUTH 03 DEGREES, 59 MINUTES, 57 SECONDS EAST, 412.87 FEET ALONG THE WEST LINE OF SAID PRIVATE DRIVE AS FENCED TO A 3/8 INCH IRON ROAD AT A FENCE CORNER IN THE NORTH LINE OF SAID COUNTY ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 89 DEGREES 51 MINUTES 34 SECONDS WEST 179.91 FEET ALONG THE NORTH LINE OF SAID COUNTY ROAD AS FENCED TO THE PLACE OF BEGINNING AND CONTAINING 3.00 ACRES LAND. PARCE ID: R13474.

Date of Sale: November 05, 2024.	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: Grimes County Courthouse, 100 Main Street, Anderson, TX 77830 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez whose address is 1 Mauchly, Irvine, CA 92618 OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

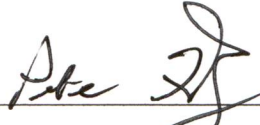
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez whose address is 1 Mauchly, Irvine, CA 92618 OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Pete Florez, Zachary Florez, Orlando Rosas, Florence

Rosas, Enrique Florez whose address is 1 Mauchly, Irvine, CA 92618 OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Trustee

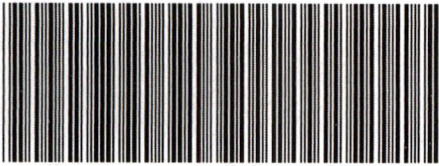
c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

FILED FOR RECORD

At 1:37 O'Clock P M

OCT 10 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES-COUNTY, TX
By Barbara Kurech, Deputy



VG-1576-2024-96

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 96

Foreclosure Posting

Recorded On: October 10, 2024 01:37 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$7.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 96
Receipt Number: 20241010000017
Recorded Date/Time: October 10, 2024 01:37 PM
User: Barbara K
Station: Clerk01

Record and Return To:

PETE FLOREZ



**STATE OF TEXAS
Grimes County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski