

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/30/2019	<b>Grantor(s)/Mortgagor(s):</b> GREGORY ALLEN, UNMARRIED MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUARANTEED RATE AFFINITY, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 199893	<b>Property County:</b> ATASCOSA
<b>Mortgage Servicer:</b> NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
<b>Date of Sale:</b> 11/5/2024	<b>Earliest Time Sale Will Begin:</b> 12:00 PM
<b>Place of Sale of Property:</b> Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, TX 78026 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com, Wayne Daughtrey or Vicki Rodriguez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

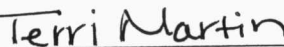
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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.**

Dated: 10/1/2024



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 10.3.2024



Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED FOR RECORD

2024 OCT -3 PM 12:39

THERESA GARRASCO  
ATASCOSA COUNTY CLERK

BY S. Alva DEPUTY

**MH File Number:** TX-23-98439-POS  
**Loan Type:** Conventional Residential

EXHIBIT "A"

FIELD NOTES TO DESCRIBE

A 2.87 Acre Tract of land situated about 9.7 miles N 08° W of Jourdanton In Atascosa County, Texas, out of Survey No. 1202, Abstract No. 366, E. S. Harper, original grantee, and being out of Subdivision No. 6 of John T. Horton Ranch according to the plat thereof recorded in Plat 25A of the Plat Records of Atascosa County, Texas, and out of a 100 Acre Tract conveyed from Virginia O. Brown to Mildred L. Mosely by deed recorded in Volume 213, Page 153 of the Deed Records of Atascosa County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 12" cedar post found in the North line of Horton Road (50 feet wide) for the Southeast corner of a 10 Acre Tract (Document #107162, Official Public Records, surveyed as 10.23 Acres on November 19, 2013) and the Southwest corner of said 100 Acre Tract and of Subdivision No.6 and a 97.89 Acre Tract (this day surveyed), and of this tract from which a 12" creosote post found at the intersection of the East line of Rutledge Road and the North line of Horton Road bears N 70° 50' 27" W 1297.22 feet;
- THENCE:** N 19° 19' 01" E 250.00 feet into said 100 Acre Tract to a 5/8" iron pin set for an interior corner of said 97.89 Acre Tract and the North corner of this tract;
- THENCE:** S 70° 40' 59" E 500.00 feet to a 5/8" iron pin set for an interior corner of said 97.89 Acre Tract and the East corner of this tract;
- THENCE:** S 19° 19' 01" W 250.00 feet to a 5/8" iron pin set for an exterior corner of said 97.89 Acre Tract and the South corner of this tract from which a 10" creosote post found for the South corner of said 100 Acre Tract and Subdivision No. 6 and said 97.89 Acre Tract bears S 70° 00' 22" E 202.41 feet;
- THENCE:** N 70° 40' 59" W 500.00 feet with the Northeast line of Horton Road and the Southwest line of said 100 Acre Tract and Subdivision No. 6 to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).