

NOTICE OF TRUSTEE'S SALE

Date: May 16, 2024

Lien for Unpaid Assessments

Owner(s): **QUEST TRUST COMPANY FBO HYONUK SONG IRA #427211**

Property: **CONDOMINIUM UNIT NO. 257, IN BUILDING C, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN PONDEROSA FOREST CONDOMINIUMS PHASE I, A CONDOMINIUM PROJECT IN THE CITY OF DICKENSON, GALVESTON COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF PONDEROSA FOREST CONDOMINIUMS, PHASE I, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, FILED FOR RECORD UNDER GALVESTON COUNTY CLERK'S FILE NO(S). 8332251, 8333833, 8438489, 8822861, AND 9327016 ET SEQ., AND MORE COMMONLY KNOWN AS 2501 GULF FREEWAY, UNIT 257C, DICKINSON, TX 77539, (THE "PROPERTY").**

Recording Information: By Condominium Declaration dated August 25, 1983 and recorded under Clerk's File Number 8332251, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Galveston County, Texas, PONDEROSA FOREST HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Galveston County, Texas, to secure the payment of real property maintenance assessments.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale (first Tuesday of month): **Tuesday, July 2, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Commissioners Court Room of the Galveston County Courthouse 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550, or as designated by the County Commissioners Court.

QUEST TRUST COMPANY FBO HYONUK SONG IRA #427211, upon property owned by it and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and Section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Ponderosa Forest Homeowners Association, Inc.

FILED

Instrument Number: *FILED2024000689*

Filing Fee: 2.00

Number Of Pages: 2

Filing Date: 06/11/2024 11:05AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*