

FILED FOR RECORD
9th day of November 2023
at 7:41 o'clock A M
Christina Urbano
Clerk, County Court TOM GREEN COUNTY, TEXAS

22-032251

Notice of Substitute Trustee's Sale

Nindy Bratcher Deputy

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: November 15, 2016	Original Mortgagor/Grantor: LUIS MARES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR LEGACY MORTGAGE, LLC DBA LEGACY LENDING HOME LOANS LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: N/A Page: N/A Instrument No: 201617390	Property County: TOM GREEN
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION	Mortgage Servicer's Address: 2800 Tamarack Rd Owensboro, KY 42301

* 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 \$156,021.00, executed by LUIS MARES and payable to the order of Lender.

Property Address/Mailing Address: 3606 SUNSET COURT, SAN ANGELO, TX 76904

Legal Description of Property to be Sold: THE EAST 37 FEET OF LOT 14 AND ALL OF LOT 15; SAVE AND EXCEPT THE EAST 21 FEET, BLOCK 117, SECTION 38, COLLEGE HILLS SOUTH ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 182, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS.

Date of Sale: December 05, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Tom Green County Courthouse, In the foyer of the Edd B. Keyes Building, 112 W. Beauregard, San Angelo, TX 76903 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, U.S. BANK NATIONAL ASSOCIATION, the owner and holder of the Note, has requested Terry Browder, Laura Browder, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiers, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Terry Browder, Laura Browder or Jamie Osborne whose address is 14800 Landmark Blvd., Suite



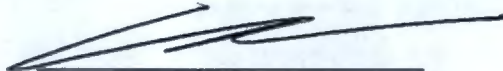
850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *U.S. BANK NATIONAL ASSOCIATION* 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, Terry Browder, Laura Browder, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiers, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Terry Browder, Laura Browder or Jamie Osborne 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 Terry Browder, Laura Browder, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiers, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Terry Browder, Laura Browder or Jamie Osborne 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

Terry Browder, Laura Browder, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiers, Auction.com OR Terry Browder, Laura Browder or Jamie Osborne, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112