

24-241607

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: October 27, 2006	Original Mortgagor/Grantor: MICHAEL R. CARRASCO
Original Beneficiary / Mortgagee: WELLS FARGO BANK, N.A. ., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2006-3 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-3
Recorded in: Volume: 12525 Page: 175 Instrument No: 20060279599	Property County: BEXAR
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601



UG-88-2024-20241200186

* 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 \$68,000.00, executed by MICHAEL R CARRASCO and payable to the order of Lender.

Property Address/Mailing Address: 1927 W MAYFIELD BLVD, SAN ANTONIO, TX 78211

Legal Description of Property to be Sold: LOT 14, BLOCK 42, NEW CITY BLOCK 8929, SOUTH SAN ANTONIO, THIRD FILING, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 368, PAGE(S) 189, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

A.P.N..

Date of Sale December 3, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: The Area Located Outside On The West Side Of The Bexar County Courthouse, 100 Dolorosa, San Antonio, TX 78205

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, *HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES*



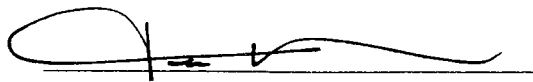
2006-3 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-3, the owner and holder of the Note, has requested Clay Golden, Stephen Mayers, Douglas Rodgers, Carl Meyers, David Ackel, John Sisk, Logan Thomas, Thomas Gilbraith, C Jason Spence, Matthew Hansen, Ramiro Cuevas, Wesley Fowler-Williams, Auction.com, Deanna Ray, Deborah Martin, Terri Martin, Alexis Martin, Cassie Martin, Troy Martin, Shelby Martin whose address is 1 Mauchly Irvine, CA 92618 OR Alexis Martin, Cassie Martin, Troy Martin, Deborah Martin, Terri Martin or Shelby Martin 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 *HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2006-3 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-3* 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, Clay Golden, Stephen Mayers, Douglas Rodgers, Carl Meyers, David Ackel, John Sisk, Logan Thomas, Thomas Gilbraith, C Jason Spence, Matthew Hansen, Ramiro Cuevas, Wesley Fowler-Williams, Auction.com, Deanna Ray, Deborah Martin, Terri Martin, Alexis Martin, Cassie Martin, Troy Martin, Shelby Martin whose address is 1 Mauchly Irvine, CA 92618 OR Alexis Martin, Cassie Martin, Troy Martin, Deborah Martin, Terri Martin or Shelby Martin 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 Clay Golden, Stephen Mayers, Douglas Rodgers, Carl Meyers, David Ackel, John Sisk, Logan Thomas, Thomas Gilbraith, C Jason Spence, Matthew Hansen, Ramiro Cuevas, Wesley Fowler-Williams, Auction.com, Deanna Ray, Deborah Martin, Terri Martin, Alexis Martin, Cassie Martin, Troy Martin, Shelby Martin whose address is 1 Mauchly Irvine, CA 92618 OR Alexis Martin, Cassie Martin, Troy Martin, Deborah Martin, Terri Martin or Shelby Martin 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

Clay Golden, Stephen Mayers, Douglas Rodgers, Carl Meyers, David Ackel, John Sisk, Logan Thomas, Thomas Gilbraith, C Jason Spence, Matthew Hansen, Ramiro Cuevas, Wesley Fowler-Williams, Auction.com, Deanna Ray, Deborah Martin, Terri Martin, Alexis Martin, Cassie Martin, Troy Martin, Shelby Martin OR Alexis Martin, Cassie Martin, Troy Martin, Deborah Martin, Terri Martin or Shelby Martin, Trustee

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

FILE INFORMATION

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RECORDS OF BEXAR COUNTY**

**LUCY ADAME - CLARK
BEXAR COUNTY CLERK**

Total Fees: \$2.00