

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

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**Deed of Trust Date:**  
1/7/2004

**Grantor(s)/Mortgagor(s):**  
RICARDO J. DURAN, AND, KIMBERLY K. DURAN,  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR GN  
MORTGAGE, LLC., A WISCONSIN LIMITED LIABILITY  
COMPANY, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
U.S. Bank Trust National Association, not in its individual  
capacity, but solely as Trustee of LSF9 Master  
Participation Trust

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2004014119

**Property County:**  
WILLIAMSON

**FILED FOR RECORD**

JUN 15 2023

**Mortgage Servicer:**  
Fay Servicing, LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1600 LBJ Freeway,  
Farmers Branch, TX 75234

*Nancy E. Ruter*  
County Clerk, Williamson Co. TX

**Legal Description:** LOT 48, BLOCK M, THE MEADOWS OF BRUSHY CREEK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET F, SLIDE 210, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

**Date of Sale:** 8/1/2023

**Earliest Time Sale Will Begin:** 10:00 am

**Place of Sale of Property:** Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 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.

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.

**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.**

*Angela Zavala*  
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David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Jr or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

**MH File Number:** TX-20-76670-POS  
**Loan Type:** Conventional Residential