

**STAYS IN FILE****NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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.

DATE: January 18, 2022

SECURITY INSTRUMENT: Purchase Money Deed of Trust
Date: May 24, 2019
Grantor: Patrick Webber and wife, Marianna M. Webber
Lender: Commerce National Bank, a Branch of Amarillo National Bank
Trustee: W. Wade Porter
Substitute Trustee: Julio J. Jauregui
Recorded: 2019076650, Official Public Records of Travis County, Texas

PROPERTY: Unit 135, Building 3, the Flats at 935 Condominiums, a condominium project in Travis County, Texas, together with the limited common elements and an undivided interest in and to the general elements, as defined in that declaration recorded under County Clerk's File No. 2016171533, of the Official Public Records of Travis County, Texas, and as amended under County Clerk's File Nos. 2016171534, 2016171535, and 2018011258, of the Official Public Records of Travis County, Texas, which currently has the address of 935 La Posada Drive, Apt. 135, Austin, TX 78752.

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument.

DATE OF SALE: March 1, 2022

EARLIEST TIME SALE WILL BEGIN: 10:00 a.m. or within three hours after that time.

PLACE OF SALE: Travis County Courthouse, 1000 Guadalupe Street, Austin, Travis County, Texas 78701 at the area at the Travis County Courthouse designated by the Commissioner's Court of Travis County, Texas, where foreclosures are to take place, such area is the rear "Sallyport" area of the Travis County Courthouse, which is located on the West side of the Courthouse immediately South of and slightly East of the intersection of 11th Street and San Antonio Street, or if the preceding are no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Because of default in performance of the obligations of the Security Instrument, Substitute Trustee will sell the property described in the Security Instrument by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Security Instrument.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the Beneficiary's attorney.

Amarillo National Bank is acting as the Mortgage Loan Servicer for Fannie Mae, which is the owner of the Note and Security Instrument associated with your real estate loan. Amarillo National Bank, as Mortgage Loan Servicer, is representing Fannie Mae, whose address is Fannie Mae, Texas Foreclosures, 5600 Granite Parkway, Plano, Texas 75024. The Mortgage Loan Servicer is authorized to represent Fannie Mae by virtue of a servicing agreement. The Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. All notices, payments, correspondence, and other communications regarding your real estate loan should continue to be directed to Amarillo National Bank.

JULIO J. JAUREGUI, Substitute Trustee
C/O Sell Griffin McLain PC
4801 Lexington Square
Amarillo, TX 79119-6572
(806) 374-3765



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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Feb 01, 2022 10:57 AM
Fee: \$3.00 MEDINAE