

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)

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| Deed of Trust Date: June 7, 2012 | Original Mortgagor/Grantor: MIGUEL A. VIDANA AND ELIZABETH F. BRIONES |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COMMUNITY NATIONAL BANK., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION |
| Recorded in: Volume: 936 Page: 708 Instrument No: 12-2514 | Property County: WARD |
| 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 \$66,768.00, executed by MIGUEL A. VIDANA AND ELIZABETH F. BRIONES and payable to the order of Lender.

Property Address/Mailing Address: 703 S HARRY AVENUE, MONAHANS, TX 79756

Legal Description of Property to be Sold: SURFACE ESTATE ONLY IN AND TO LOT TWO (2), BLOCK EIGHTEEN (18), PROVIDENCE ADDITION NO. 2, TO THE CITY OF MONAHANS, WARD COUNTY, TEXAS ACCORDING TO A MAP OR PLAT NOW RECORDED IN VOLUME 3, PAGE 60, PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK, WARD COUNTY, TEXAS..

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| Date of Sale: April 2, 2024 | Earliest time Sale will begin: 10:00 AM |
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Place of sale of Property: Ward County Courthouse, 400 South Allen, Monahans, TX 79756

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 Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Jonathan Schendel, Ramiro Cuevas, Charles Green, Ericka Zepeda, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address



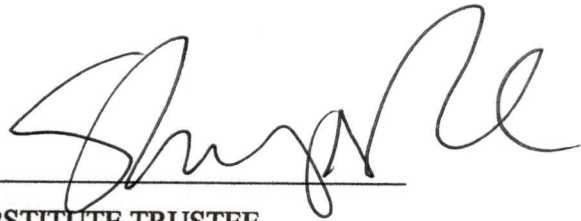
is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Jonathan Schendel, Ramiro Cuevas, Charles Green, Ericka Zepeda, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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 Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Jonathan Schendel, Ramiro Cuevas, Charles Green, Ericka Zepeda, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez 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

Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Jonathan Schendel, Ramiro Cuevas, Charles Green, Ericka Zepeda, Auction.com or Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, Trustee

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

original was
FILED
FEB 15 2024

DENISE WILLES
CLERK COUNTY COURT, WARD CO., TEXAS
Clerk
Denise Willes
Deputy