

STAYS IN FILE



2 pgs

202240038

CENLAR FSB (CEN)
ALVAREZ, ABRAHAM
11415 DARRIN LANE, DEL VALLE, TX 78617

FHA 495-5135711
Firm File Number: 22-037364

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 31, 1998, ABRAHAM ALVAREZ, A MARRIED MAN, BEING JOINED HEREIN PRO FORMA BY MY WIFE, CLEOTILDE LICONA, TO PERFECT LIEN ONLY, as Grantor(s), executed a Deed of Trust conveying to ROBERT D. GARDNER, JR, as Trustee, the Real Estate hereinafter described, to PARTNERS MORTGAGE SERVICES, LTD in payment of a debt therein described. The Deed of Trust was filed in the real property records of TRAVIS COUNTY, TX and is recorded under Clerk's File/Instrument Number 00005792242, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Travis county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Travis, State of Texas:

LOT ONE (1), BLOCK "B", STONEY RIDGE PHASE A SECTION II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 98, PAGES 304-306, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Property Address:

Mortgage Servicer:
Mortgagee:

11415 DARRIN LANE
DEL VALLE, TX 78617
CENLAR FSB
CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618

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.

Angela Zavala
SUBSTITUTE TRUSTEE

David Ackel, Travis Kaddatz, Sara Edgington, Colette Mayers, Thomas Gilbraith, C Jason Spence, Aarti Patel, Dylan Ruiz, Violet Nunez, Shawn Schiller, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

202240038

Jan 27, 2022 11:25 AM

Fee: \$3.00

MEDINAE