



CARRINGTON MORTGAGE SERVICES, LLC (CGG)  
GUERRERO, RUDY H. AND JIRAPORN S.  
16200 FAGERQUIST ROAD, DEL VALLE, TX 78617

FHA 495-7269802-703  
Firm File Number: 19-032372

**STAYS IN FILE**

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 14, 2005, RUDY H. GUERRERO AND JIRAPORN S. GUERRERO HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CASCADE FINANCIAL SERVICES, A LIMITED LIABILITY COMPANY, as Trustee, the Real Estate hereinafter described, to CASCADE FINANCIAL SERVICES, A LIMITED LIABILITY COMPANY 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 2005111241, 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

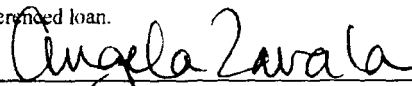
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 7, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, 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:

SURFACE ESTATE ONLY IN AND TO LOT 1, EAST TRAVIS HILLS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 28, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Property Address: 16200 FAGERQUIST ROAD  
DEL VALLE, TX 78617  
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC  
Mortgagee: CITIMORTGAGE, INC.  
1600 SOUTH DOUGLASS ROAD  
SUITE 200-A  
ANAHEIM, CA 92806

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.

  
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, Angela 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.**