

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 15, 2009, MARK D. DAVENPORT AND WIFE, ANDREA L. DAVENPORT, as Grantor(s), executed a Deed of Trust conveying to GEORGE M. SHANKS, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NTFN, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of WASHINGTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 3600 Volume 1316, Page 416, 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 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **WASHINGTON COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 Washington, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS BEING LOT 10, WHITEHEAD PLACE ADDITION AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS OF WASHINGTON COUNTY, TEXAS AND RE-INDEXED IN PLAT CABINET FILE NO. 58B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.


Property Address: 1300 TOM DEE STREET  
BRENHAM, TX 77833  
Mortgage Servicer: CENLAR FSB  
Mortgagee: 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

SUBSTITUTE TRUSTEE  
Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day February 14, 2025.

By:   
Ronny George  
Texas Bar # 24123104  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for CitiMortgage, Inc.

FILED AND RECORDED  
2025 FEB 20 AM 8:55  
WASHINGTON COUNTY CLERK

**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.**

## NOTICE OF FORECLOSURE 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 OR 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.

1. **Property to Be Sold.** The property to be sold is described as follows: BEING 3.265 ACRES OF LAND AND BEING ALL OF LOT 189B IN SECTION FIVE OF BLUEBONNET HILLS, A SUBDIVISION IN WASHINGTON COUNTY, TEXAS, AS PER PLAT OF RECORD IN PLAT CABINET FILE NO. 351B, WASHINGTON COUNTY PLAT RECORDS. SAID 3.265 ACRES OF LAND BEING THE SAME PROPERTY DESCRIBED IN A DEED DATED APRIL 1, 1996 FROM LEROY MELCHER TO JOHN H. BURLESON, JR., ET UX, RECORDED IN VOLUME 824, PAGE 381, WASHINGTON COUNTY OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF BLUEBONNET BLVD. FOR THE SOUTH CORNER OF LOT 189B, ALSO BEING THE NORTHEAST CORNER OF LOT 189A IN SECTION FIVE OF THIS SUBDIVISION AS RECORDED IN PLAT CABINET FILE NO. 351B, WASHINGTON COUNTY PLAT RECORDS;

THENCE WITH THE NORTHEAST LINE OF SAID LOT 189A AS FOLLOWS:  
NORTH 64 DEGREES 25 MINUTES 00 SECONDS WEST, (BASIS OF BEARING) A DISTANCE OF 210.09 FEET TO A FOUND 1/2 INCH IRON ROD, AND  
NORTH 51 DEGREES 06 MINUTES 48 SECONDS WEST, AT 324.06 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE CORNER, IN ALL A DISTANCE OF 354.06 FEET TO A POINT IN THE CENTER OF DAVIS CREEK FOR THE SOUTHWEST CORNER OF LOT 189B AND THE NORTHWEST CORNER OF LOT 189A, SAID CORNER ALSO BEING IN THE EAST LINE OF THE BETH CHAPPELL WILLIAMS 200 ACRE TRACT AS RECORDED IN VOLUME 143, PAGE 137, WASHINGTON COUNTY DEED RECORDS;

THENCE WITH THE MEANDERS OF DAVIS CREEK BEING THE EAST LINE OF SAID WILLIAMS 200 ACRE TRACT, AS FOLLOWS:  
NORTH 24 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 67.53 FEET,  
NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 45.00 FEET,  
NORTH 21 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 91.00 FEET,  
NORTH 28 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 91.03 FEET, AND  
NORTH 56 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 98.66 FEET TO A POINT IN THE SOUTH LINE OF OLD CHAPPELL HILL ROAD FOR THE NORTH CORNER OF LOT 189B;

THENCE SOUTH 72 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF OLD CHAPPELL HILL ROAD, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER ALSO BEING THE WEST CORNER OF LOT 190 IN SECTION FIVE OF THIS SUBDIVISION AS RECORDED IN PLAT CABINET FILE NO. 163B, WASHINGTON COUNTY PLAT RECORDS;

THENCE FOLLOWING THE SOUTHWEST LINE OF LOT 190 ALONG THESE COURSES:  
SOUTH 28 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 384.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND  
SOUTH 55 DEGREES 19 MINUTES 41 SECONDS EAST, A DISTANCE OF 300.52 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF BLUEBONNET BLVD, FOR THE EAST CORNER OF LOT 189B AND THE SOUTH CORNER OF LOT 190;

THENCE ALONG THE WEST LINE OF BLUEBONNET BLVD. AS FOLLOWS:  
SOUTH 63 DEGREES 09 MINUTES 09 SECONDS WEST, A DISTANCE OF 100.20 FEET TO A FOUND 1/2 INCH IRON ROD, AND  
SOUTH 21 DEGREES 00 MINUTES 48 SECONDS WEST, A DISTANCE OF 54.80 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.265 ACRES OF LAND.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/25/2016 and recorded in Book 1549 Page 0712 Document 3650 real property records of Washington County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 04/01/2025

Time: 01:00 PM

Place: Washington County, Texas at the following location: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by ROBERT J. GOMEZ AND ANABEL GOMEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$300,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank N.A. is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank N.A. c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.





Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office  
of the Washington County Clerk and caused it to be posted at the location directed by the Washington County Commissioners Court.

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

FILED AND RECORDED  
2025 MAR 10 AM 8:42  
Beck D. Rose  
WASHINGTON COUNTY CLERK

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, DERRICK TERREL ROGERS AND LEAH MICHELLE ROGERS, HUSBAND AND WIFE delivered that one certain Deed of Trust dated AUGUST 14, 2023, which is recorded in INSTRUMENT NO. 2023-5076 of the real property records of WASHINGTON County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$280,000.00 payable to the order of CROSSCOUNTRY MORTGAGE, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS**, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

**WHEREAS**, VETERANS LAND BOARD OF THE STATE OF TEXAS, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**THEREFORE, NOTICE IS HEREBY GIVEN** that on APRIL 1, 2025, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

ALL OF LOT TWENTY-FOUR (24), BLOCK TWO (2), VINTAGE FARMS SUBDIVISION, PHASE 1, BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS AS SHOWN ON PLAT FILED IN PLAT CABINET FILE NO. 694B, 695A, 695B AND 696A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of WASHINGTON County, Texas, for such sales (OR AT SOUTH ENTRANCE OF THE COURTHOUSE).

**BE ADVISED** that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is VETERANS LAND BOARD OF THE STATE OF TEXAS, 1700 N. CONGRESS, AUSTIN, TEXAS 78701-1496. The name and address of the Mortgage Servicer is GATEWAY MORTGAGE, P.O. BOX 1560, JENKS, OK 74037. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: MARCH 10, 2025.

SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR PETE FLOREZ

FILE NO.: GMG-3270  
PROPERTY: 1020 ROOTSTOCK RD  
BRENHAM, TX 77833  
  
DERRICK TERREL ROGERS

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



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