

CENLAR FSB (CEN)
DAVENPORT, MARK AND ESTATE OF ANDREA
1300 TOM DEE STREET, BRENHAM, TX 77833

VA 62-62-6-1100422
Firm File Number: 22-037975

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, October 7, 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, Bobby Brown, Amy Oian, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Auction.com
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day July 28, 2025.

By:
Ronny George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165
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.

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.

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-35960

FILED AND RECORDED
2025 AUG 14 PM 3:58
WASHINGTON COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/19/2015, Joseph P. Decavitch and wife, Deanna Decavitch, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael L. Riddle, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$93,877.00, payable to the order of Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 3/23/2015 as Volume, Book 1499, Page 530, in Washington County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, being Lot 16, Section Two (II), of Holiday Oaks Subdivision, as set forth in that certain map or plat recorded in Volume 3, Pages 35-37, Map Records of Washington County, Texas, and re-indexed in to Plat Cabinet File Nos. 104A-B, 105A, Plat Records of Washington County, Texas.

Commonly known as: 11500 LAKEVIEW RD BRENHAM, TX 77833

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/7/2025 at 1:00 PM**, or no later than three (3) hours after such time, in **Washington County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTH ENTRANCE OF THE WASHINGTON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 8/8/2025

WITNESS, my hand this 8-14-25

Kavonnah Dobson

By: Kavonnah Dobson, Sr. Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Pete 2/3

By: Substitute Trustee(s)
Pete Florez, Zachary Florez, Orlando Rosas, Bobby
Brown, Brian Hooper, Mike Jansta, Mike Hayward,
or Jay Jacobs
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WASHINGTON County

Deed of Trust Dated: August 11, 2008

Amount: \$66,750.00

Grantor(s): EDDIE EVERLINE and GLORIA EVERLINE

Original Mortgagee: COUNTRYWIDE BANK, FSB

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 4639

Legal Description: ALL THAT TRACT OR PARCEL OF LAND CONTAINING 5722 SQ.FT., SITUATED IN WASHINGTON COUNTY, TEXAS, IN THE HARRINGTON SURVEY, ABSTRACT NO. 55, IN THE CITY OF BRENHAM, AND BEING A PORTION OF THE J.B. WILKINS ADDITION TO THE CITY OF BRENHAM, AND BEING THE SAME TRACT CALLED 5668 SQ.FT DESCRIBED IN A DEED FROM LORETTA JOHNSON TO EDDIE EVERLINE, AT UX DATED JUNE 27, 1986 AND RECORDED IN VOLUME 539, PAGE 231 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 5722 SQ.FT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

WHEREAS GLORIA EVERLINE is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on under Cause No. 38516 in the Judicial District Court of WASHINGTON County, Texas

Date of Sale: October 7, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WASHINGTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR KRISTOPHER HOLUB, MICHAEL KOLAK, EVAN PRESS, AMY OIAN, ZACHARY FLOREZ, ORLANDO ROSAS, FLORENCE ROSAS, ENRIQUE FLOREZ, BOBBY BROWN, KATHLEEN ADKINS, CARY CORENBLUM OR JOSHUA SANDERS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-004138


Printed Name: Pete Florez
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED AND RECORDED
2025 AUG 21 PM 3:55
WASHINGTON COUNTY CLERK

EXHIBIT "A"

GF No. 230139941

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 5722 SQ. FT., SITUATED IN WASHINGTON COUNTY, TEXAS, IN THE A. HARRINGTON SURVEY, ABSTRACT NO. 55, IN THE CITY OF BRENHAM, AND BEING A PORTION OF THE J.B. WILKINS ADDITION TO THE CITY OF BRENHAM, AND BEING THE SAME TRACT CALLED 5668 SQ. FT. DESCRIBED IN A DEED FROM LORETTA JOHNSON TO EDDIE EVERLINE, ET UX DATED JUNE 27, 1986 AND RECORDED IN VOLUME 539, PAGE 231 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 5722 SQ. FT. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CHAINLINK FENCE CORNER (IN CONCRETE), IN THE SOUTH MARGIN OF CAMPBELL STREET, MARKING THE NORTHEAST CORNER OF THE ENNIS AND LULA JOHNSON TRACT (VOLUME 304, PAGE 511, DEED RECORDS OF WASHINGTON COUNTY, TEXAS), THE NORTHWEST CORNER OF THE ORIGINAL CALLED 5668 SQ. FT. TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH MARGIN OF CAMPBELL STREET, BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, N 87DEG 54MIN 20SEC E, 60.20 FT. (DEED CALL N 88DEG 07MIN E, 60.00FT) TO A FOUND 1/4 INCH IRON ROD NEAR THE BASE OF A CHAINLINK FENCE CORNER, MARKING THE NORTHWEST CORNER OF THE LORETTA JOHNSON TRACT (RESIDUE ACREAGE OF CALLED 0.2210 ACRES, VOLUME 457, PAGE 12, DEED RECORDS OF WASHINGTON COUNTY, TEXAS), THE NORTHEAST CORNER OF THE ORIGINAL CALLED 5668 SQ. FT. TRACT, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID STREET MARGIN, S 20DEG 35MIN 56SEC E, 104.41 FT. (DEED CALL S 20DEG 35MIN 56SEC E, 104.48 FT.) (THIS LINE BEING THE BASIS OF BEARING LINE FOR THIS SURVEY) TO A FOUND 1/4 INCH IRON ROD, NEAR A CHAINLINK FENCE CORNER, IN THE NORTH LINE OF THE BOBBY SOWERS, ET UX TRACT (VOLUME 925, PAGE 307, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS), MARKING THE SOUTHWEST CORNER OF THE LORETTA JOHNSON TRACT, THE SOUTHEAST CORNER OF THE CALLED 5668 SQ. FT. TRACT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH LINE OF THE SOWERS TRACT, S 88DEG 11MIN 09SEC W, 55.66 FT. (DEED CALL S 88DEG 35MIN 48SEC W, 55.00 FT.) TO A FOUND 1/2 INCH IRON ROD, NEAR THE BASE OF A CHAINLINK FENCE CORNER, MARKING THE SOUTHEAST CORNER OF THE AFOREMENTIONED ENNIS AND LULA JOHNSON TRACT, THE SOUTHWEST CORNER OF THE ORIGINAL CALLED 5668 SQ. FT. TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHEAST LINE OF THE ENNIS AND LULA JOHNSON TRACT, BEING THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, N 22DEG 58MIN 56SEC W, 105.69 FT, (DEED CALL N 23DEG 14MIN 47SEC W, 105.76 FT.) TO THE PLACE OF BEGINNING AND CONTAINING 5722 SQ.FT. OF LAND.