

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, June 3, 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  
BRENNHAM, TX 77833  
Mortgage Servicer: CENLAR FSB  
Mortgagee: CITIMORTGAGE, INC.  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618

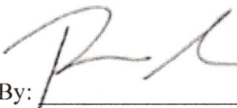
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 April 7, 2025.

By:   
Ronny George  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040

WASHINGTON COUNTY CLERK

2025 APR 11 PM 4:28

FILED AND RECORDED

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.**

**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

Dated: April 29, 2021

Grantors: Victor Avalos Manzano and spouse, Janet Gonzalez

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Volume 1776, Page 600, Official Records of Washington County, Texas

**Legal Description:**

Being a 5.01 acre tract of land out of the J. Carrington Survey, Abstract No. 120, Washington County, Texas, and being all that certain called 5.008 acre tract of land described to the Secretary of Veterans Affairs, An Officer of the United States of America, recorded in Volume 1670, Page 299 of the Official Public Records of Washington County, Texas, said 5.01 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2 inch iron rod found at the west corner of the above mentioned 5.008 acre tract, same being the south corner of a called 2.03 acre tract of land described to Lang S. Flisowski (908/122), located in the northeast margin of Wieghat Lane, for the west corner of this;

**THENCE** departing said road along the northwest line of said 5.008 acre tract, common boundary with said 2.03 acre tract, and generally with a fence N 40°31'08" E a distance of 490.88 feet to a 1/2 inch iron rod found, bent, at the north corner of said 5.008 acre tract, same being the east corner of said 2.03 acre tract, located on the southwest line of a called 28.368 acre tract of land described to Michael Robert Grunder and Janice Schroeder Grunder (838/487), for the north corner of this;

**THENCE** along the northeast line of said 5.008 acre tract, common boundary with said 28.368 acre tract, and generally with a fence S 50°11'04" E a distance of 441.45 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set at the east corner of said 5.008 acre tract, same being the south corner of said 28.368 acre tract, located in the northwest margin of Farm to Market Road No. 109, for the east corner of this;

**THENCE** along the southeast line of said 5.008 acre tract, with the northwest margin of FM 109, S 40°26'01" W a distance of 496.48 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set at the south corner of said 5.008 acre tract, located at the intersection of the northwest margin of FM 109 and the northeast margin of Wieghat Lane, for the south corner of this;

**THENCE** along the southwest line of said 5.008 acre tract, with the northeast margin of Wieghat Lane, and generally with a fence N 49°27'26" W a distance of 442.16 feet to the **POINT OF BEGINNING**.

**All Bearings and distances are based on the State Plane Coordinate System, Texas Central Zone, NAD 1983.**

**Secures:** Promissory Note ("Note") in the original principal amount of \$308,000.00, executed by Victor Avalos Manzano, a married person ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

FILED AND RECORDED  
2025 APR 15 AM 11:15  
WASHINGTON COUNTY CLERK



Foreclosure Sale:

Date: Tuesday, May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Washington County Courthouse  
100 East Main Street  
Brenham, Texas 77833

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 Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

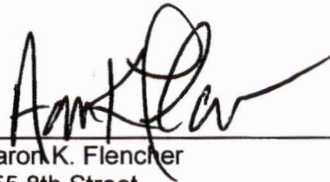
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, 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 Trustee.

**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.**





Aaron K. Flencher  
155 8th Street  
Somerville, Texas 77879

STATE OF TEXAS           )  
COUNTY OF BURLESON   )

This instrument was acknowledged before me on the 15 day of April 2025 by Aaron K. Flencher.

  
Notary Public, State of Texas



## Notice of [Substitute] Trustee 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 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.

### 1. Date, Time and Place of Sale.

**Date:** 06/03/2025

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Washington County, Texas at the following location: **SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 909 OLD MILL CREEK RD, BRENHAM, TX 77833-3537

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/24/2005 and recorded 01/26/2005 in Book 1147 Page 571 Document 0457, real property records of Washington County, Texas, with **GLEN R. TAYLOR, AN UNMARRIED MAN** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **Deutsche Bank National Trust Company, as Trustee for Carrington Mortgage Loan Trust, Series 2005-OPT2, Asset Backed Pass-Through Certificates Series 2005-OPT2** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **GLEN R. TAYLOR, AN UNMARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$60,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Carrington Mortgage Loan Trust, Series 2005-OPT2, Asset Backed Pass-Through Certificates Series 2005-OPT2** is the current mortgagee of the note and deed of trust or contract lien.



### **Notice of [Substitute] Trustee Sale**

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**LOT(S) SIX (6), OF ALAMO HEIGHTS ADDITION TO THE CITY OF BRENHAM, SECTION FOUR (4), AN ADDITION IN WASHINGTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET 89A AND 89B, OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.**

**8. Mortgage Servicer Information:** 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

## Notice of [Substitute] Trustee Sale

**9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

Date: 04/14/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, L.L.C. 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.



## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 132500-TX

Date: April 14, 2025

County where Real Property is Located: Washington

ORIGINAL MORTGAGOR: CHARLES RICHARDSON AND PAMELA RICHARDSON, HUSBAND  
AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR EQUIFIRST CORPORATION, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9  
MASTER PARTICIPATION TRUST

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 1/29/2009, RECORDING INFORMATION: Recorded on 2/3/2009, as Instrument No.  
487 in Book 1301 Page 076 and later modified by a loan modification agreement recorded as Instrument 2991 on  
06/07/2013

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN TRACT OR PARCEL OF  
LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, BEING LOT THIRTY-  
SIX (36) OF THE OVERLOOK ESTATES SUBDIVISION, SECTION II AS RECORDED IN PLAT  
CABINET FILE NOS. 555A AND 555B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/3/2025**, the foreclosure sale will be conducted in  
**Washington** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

FAY SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION  
TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY  
SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS  
TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST  
c/o FAY SERVICING, LLC  
1601 LBJ Freeway, Suite 150



FILED AND RECORDED

2025 APR 17 PM 3:04

CLERK

Matter No.: 132500-TX

Farmers Branch, TX 75234

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.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, FLORENCE ROSAS, ENRIQUE FLOREZ, AMY OIAN, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, MICHAEL KOLAK, AUCTION.COM, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**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.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036



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.

### NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 10, 2009, executed by ANGEL GREEN, ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 2828, Official Public Records of Washington County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, June 3, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Washington County Courthouse at the place designated by the Commissioner's Court for such sales in Washington County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2008 Cavco Manufactured Home, Serial No. CAVTX15081034.

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.

EXECUTED this 22 day of April, 2025.

FILED AND RECORDED

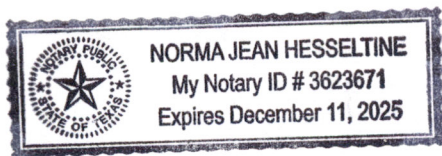
2025 APR 23 AM 11:49

WASHINGTON COUNTY CLERK

THE STATE OF TEXAS       §  
COUNTY OF NUECES       §

K. Clifford Littlefield  
**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 22 day of April, 2025, to certify which witness my hand and official seal.



Norma Jean Hesselstine  
NOTARY PUBLIC, STATE OF TEXAS

## EXHIBIT "A"

### SURVEYOR'S LEGAL DESCRIPTION

0.500 ACRE

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the E. D. Jackson Survey, A-64, being part of the same land described as 3.0 acres in the deed from UM Capital LLC to Gladys Green, dated March 31, 2008, as recorded in Volume 1278, Page 962, in the Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 5/8 inch iron rod set with plastic Id. cap on the West line of said original tract described as 3.0 acres, being on the East line of the David Walker tract called 3.0 acres as described in Volume 452, Page 793, in the Deed Records of Washington County, Texas, being a Northwest corner of the Gladys Green residue tract, being East of an existing fence, a 1/2 inch iron rod found for the Southwest corner of said original tract described as 3.0 acres, being the Southeast corner of said David Walker tract bears S 14°38'12" E 1107.24 feet;

THENCE along a portion of the East line of said Walker tract for the West line hereof, being along a portion of the West line of said original tract, being East of an existing fence, N 14°38'12" W 392.99 feet to a 5/8 inch iron rod set with plastic Id. cap on the South margin of Sweed Road for the Northwest corner hereof, being on the West line of said original tract and being on the East line of said Walker tract, a 1/2 inch iron rod found at the base of a 6 inch Cedar fence corner post bears S 75°39'20" W 2.92 feet;

THENCE along a portion of the South margin of said Sweed Road for the North line hereof, being along or near an existing fence, N 75°39'20" E 55.44 feet to a 5/8 inch iron rod set with plastic Id. cap on said road margin for the Northeast corner hereof, being an interior corner of said Gladys Green Residue tract;

THENCE along the East line hereof, being along a West line of said Gladys Green residue tract, S 14°38'12" E 392.71 feet to a 5/8 inch iron rod set with plastic Id. cap for the Southeast corner hereof, being an interior corner of said Green residue tract;

THENCE along the South line hereof, being along a North line of said Green residue tract, S 75°21'48" W 55.44 feet to the place of beginning and containing 0.500 acre of land.

The bearings stated herein are relative to the West line of the Louis Green, et al, tract called 2.998 acres as described in Volume 1233, Page 443, in said Official Records, record bearing being N 14°38'12" W.



**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

Dated: December 22, 2023

Grantor: Lakeisha Williams and Charles Williams, Members of Shady Oaks Rental Properties, LLC, a Texas limited liability company

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Instrument #2023-7507, Official Records of Washington County, Texas.

Legal Description:

**All that certain tract or parcel of land, lying and being situated in Washington County, Texas, being Lot Three (3), Shady Oaks Manor Subdivision, as more fully described in Plat Cabinet File No. 115B, Plat Records of Washington County, Texas.**

**Being the same property described in Deed dated August 12, 1976, executed by Boettcher Building Center of Brenham, Inc. to John D. Moore and Linda K. Moore, recorded in Volume 347, Page 830, Deed Records of Washington County, Texas.**

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$132,000.00, executed by Lakeisha Williams and Charles Williams, Members of Shady Oaks Rental Properties, LLC, a Texas limited liability company, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, June 3, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Washington County Courthouse  
100 East Main Street  
Brenham, Texas 77833

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 Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

FILED AND RECORDED  
2025 MAY -8 AM 9:50  
WASHINGTON COUNTY CLERK



The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

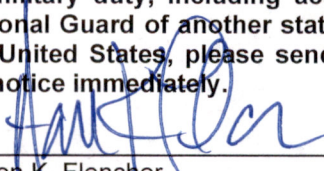
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, 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 Trustee.

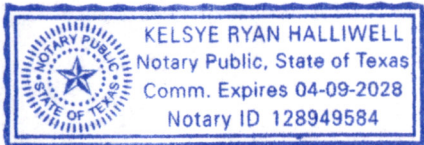
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active-military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

  
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Aaron K. Flencher  
155 8th Street  
Somerville, Texas 77879

STATE OF TEXAS )

COUNTY OF BURLESON )

This instrument was acknowledged before me on May 7, 2025 by Aaron K. Flencher, Trustee of Citizens State Bank.



  
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Kelsye Ryan Halliwell  
Notary Public, State of Texas