

CENLAR FSB (CEN)
ALLEN, ESTATE OF DONNIE AND BABS R.
1615 FIRST STREET, HEMPSTEAD, TX 77445

CONVENTIONAL
Firm File Number: 15-022943

26-089
05/25/2025 12:04:14 PM Total Pages: 3 Fee: 4.00
Debbie Hollan, County Clerk - Waller County, TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, Tommy Anderson entered into a Contract for Deed entered on October 14, 1999, between Progressive Manufactured Housing Inc. as Seller and Tommy Anderson as Purchaser of the property located at 1615 First Street, Hempstead, TX 77445 (the "Property"). On December 6, 1999 an Assignment of Contract of Sale was executed from Progressive Manufactured Housing Inc. to Donnie Allen and Babs R Allen. The Property was deeded by Progressive Manufactured Housing Inc. to Chaminade Capital Corporation by General Warranty Deed recorded in the County real property records on November 16, 1999, deeded by Chaminade Capital Corporation to Associates Financial Services Company, Inc. by General Warranty Deed recorded in the County real property records on August 30, 2001. CitiMortgage, Inc. is the successor by merger to Associates Financial Services. Co., Inc. Cenlar, FSB is servicing the Contract for Deed on behalf of CitiMortgage, Inc., and is hereinafter referred to as -Seller", "Owner" or "CitiMortgage". Cenlar, FSB is servicing the Contract for Deed on behalf of CitiMortgage, Inc. (hereinafter referred to as "Cenlar").

WHEREAS, the Contract for Deed encumbers real property situated in **Waller County, Texas;**

WHEREAS, default has occurred in the payment of said indebtedness; and a "Notice of Default on Contract for Deed - 60 Days to Comply" was sent on January 26, 2024; and Buyer(s) has/have not cured the default; and

WHEREAS, Owner/Seller has accelerated the indebtedness due on the Contract for Deed; and

WHEREAS, Seller/Owner has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Trustee upon by Appointment of Trustee recorded on April 19, 2024, in the Waller County, TX Register of Deeds and:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, August 4, 2026** 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 at the County Courthouse in **WALLER 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 Waller, State of Texas:

LOT 7, OF BLOCK THREE HUNDRED NINETY-TWO (392) IN THE CITY OF HEMPSTEAD, IN WALLER COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 106, PAGE 311 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

Property Address: 1615 FIRST STREET
HEMPSTEAD, TX 77445
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
Tejas Corporate Services, LLC
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day June 24, 2026.

By: 

Grant Tabor
Texas Bar No. 24027905
gtabor@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.

FILED AND RECORDED

Instrument Number: 26-089

Filing and Recording Date: 06/25/2026 12:04:14 PM Pages: 3 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Sarah Hackett, Deputy

Returned To: