



TS No.: 2018-03296-TX  
19-000002-673

### 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:** 12/07/2021

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** Brazos County, Texas at the following location: **FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE 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:** 2020 Mountain Wind Loop, Bryan, TX 77807

**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 10/26/2011 and recorded 11/08/2011 in Book OR VL 10407 Page 1 Document 2011-1105230, real property records of Brazos County, Texas, with **Raymond K. Jordan and Valerie K. Jordan**, grantor(s) and **USAA FEDERAL SAVINGS BANK**, as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, 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 **Raymond K. Jordan and Valerie K. Jordan**, securing the payment of the indebtedness in the original principal amount of **\$152,392.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

FILED FOR RECORD  
DATE 10-21-2021  
AT 2:12 O'CLOCK P M  
KAREN MCQUEEN

Z  
O

TS No.: 2018-03296-TX  
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### **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:

**ALL THAT PARCEL OF LAND IN BRAZOS COUNTY, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS: LOT THIRTEEN (13), BLOCK TEN (10), AMENDING PLAT, AUTUMN LAKE SUBDIVISION, PHASE 2A, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8446, PAGE 208 OF THE OFFICIAL RECORDS OF BRAZOS 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**

**1 Mortgage Way  
Mt. Laurel, NJ 08054**

**Phone: 877-744-2506**

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### 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:** October 19, 2021

  
Camisha Scott, Iman Walcott, ~~Tanesha Humphrey~~, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd. NE; Bldg. 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

**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.**

I am Pete Flores <sup>Certificate of Posting</sup> 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 10-21-21 I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 07, 2007 and recorded under Vol. 7962, Page 53, or Clerk's File No. 00962281, in the real property records of BRAZOS County Texas, with Roderick McClenton, A Married Man and Miki McClenton, A Married Woman, Joint Tenants as Grantor(s) and Home Federal Savings and Loan as Original Mortgagee.

Deed of Trust executed by Roderick McClenton, A Married Man and Miki McClenton, A Married Woman, Joint Tenants securing payment of the indebtedness in the original principal amount of \$202,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Roderick McClenton and Miki McClenton. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for the Mortgagee. Carrington Mortgage Services, LLC, is representing the Mortgagee, whose address is: 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806.

#### Legal Description:

**LOT FIVE (5), BLOCK ONE (1), SKYLARK SPRINGS PHASE 1, BRAZOS COUNTY, ACCORDING TO CORRECTED PLAT THEREOF RECORDED IN VOLUME 6684, PAGE 34 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 12/07/2021**

**Earliest Time Sale Will Begin: 11:00 AM**

**Location of Sale:** The place of the sale shall be: BRAZOS County Courthouse, Texas at the following location: The atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

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.

**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.**

**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, David Sims, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on << THIS IS THE SIG\_DATE LOCATION >>.

/s/ Aaron J. Demuth, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: Pete Florez  
Printed Name: Pete Florez

C&M No. 44-21-0694

**FILED FOR RECORD**  
DATE 10.14.2021  
AT 3:10 O'CLOCK P M  
KAREN MCQUEEN  
BRAZOS COUNTY CLERK  
By mgarcia

*Dec*

FILED FOR RECORD  
 DATE 11/15/21  
 AT 4:17 O'CLOCK P M  
 KAREN MCQUEEN  
 BRAZOS COUNTY CLERK  
 BY *[Signature]*

0000009324856

1602 LUCKY ST  
BRYAN, TX 77803

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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: December 07, 2021  
 Time: The sale will begin at 10:00 AM or not later than three hours after that time.  
 Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 18, 1997 and recorded in Document VOLUME 2897, PAGE 315; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 11942, PAGE 15 real property records of BRAZOS County, Texas, with HATTIE V. ROGERS AND LEONARD R. ROGERS, grantor(s) and PRIORITY ONE MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by HATTIE V. ROGERS AND LEONARD R. ROGERS, securing the payment of the indebtednesses in the original principal amount of \$52,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. 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. PRIORITY BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIORITY BANK  
400 WEST COMMERCIAL STREET  
OZARK, AR 72949



1602 LUCKY ST  
BRYAN, TX 77803

0000009324856

**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.**


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on November 15, 2021 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: November 15, 2021

1602 LUCKY ST  
BRYAN, TX 77803

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BRAZOS

**EXHIBIT "A"**

LOTS SIX (6) AND SEVEN (7), BLOCK ONE (1) HENDERSON'S ADDITION #2, TO THE CITY OF BRYAN, BRAZOS COUNTY, STATE OF TEXAS, BEING THE IDENTICAL LOTS CONVEYED TO MAGGIE BELL BY J.W. BATTS AND M. G. NALL BY DEEDS DATED OCTOBER 18, 1939, RECORDED IN VOL. 101, PG. 426, DEED RECORDS OF BRAZOS COUNTY, TEXAS AND DATED MAY 15, 1942, RECORDED IN VOL. 110, PG. 373M DEED RECORDS OF BRAZOS COUNTY, TEXAS.



*Dec*

**NOTICE OF TRUSTEE SALE  
PURSUANT TO VENDOR'S LIEN AND JUDGMENT FILED**

2021 NOV 16 A 11: 36  
*Karen McQueen*  
KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY, BRYAN, TEXAS

**DATE:** November 16, 2021

**OBLIGATION:** Common Expense Charges and late fees in the total amount of EIGHT THOUSAND NINE HUNDRED SIXTY-THREE AND 40/100 (\$8,963.40) DOLLARS, together with interest and attorney's fees in the Judgment described herein.

**VENDOR'S LIEN WITH POWER OF SALE described as follows:**

Date: July 7, 2021  
Grantor: Denise P. Newman  
Trustee: William Steven Steele  
Beneficiary: Council of Co-Owners for Sutter's Mill Condominium  
Recorded: Vendor's Lien recorded in Instrument Number 1443245 in Volume 17284 of the Real Property Records of Brazos County, Texas

**JUDGMENT:** Cause No. 21,002238-CV-CCL2; Council of Co-Owners for the Sutters Mill Condominium vs. Denise Newman; In the County Court at Law No. 2 of Brazos county, Texas, signed on October 1, 2021 by Judge Jim Locke.

**PROPERTY:** Unit 51, in the Sutter's Mill Condominiums, College Station, Brazos County, Texas, as more fully described in Exhibit "A" attached hereto.

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

December 7, 2021, the first Tuesday of the month, to commence at 10:00 a.m. or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

Brazos County Courthouse in the area designated by the Commissioner's Court of Brazos County, Texas.

Assert and protect your rights as a member of the armed forces of the United State. If you 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.

## RECITALS

Default has occurred in the payment of the Obligation and Judgment secured by Vendor's Lien with Power of Sale and by the Order of the Court in the Judgment.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Vendor's Lien, Judgment and applicable law. The sale and conveyance of the Property will be subject to all matters of records applicable to the Property that are superior to the Vendor's Lien and Judgment. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

EXECUTED as of 16<sup>th</sup> day of November, 2021.



WILLIAM STEVEN STEELE  
Trustee

**After Recording Please Return Original To:**

WILLIAM STEVEN STEELE  
Davis & Davis  
P. O. Box 3610  
Bryan, Texas 77806

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

All that certain 2.87 acre tract or parcel of land lying and being situated in Brazos County, Texas, and being a portion of the 6.16 acre Reserve Tract, Block Two (2), GREEK VILLAGE, PHASE II, an addition to the City of College Station, Texas, according to plat of said addition recorded in Volume 408, page 241, Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the point of intersection of the northeast right-of-way line of Stallings Drive with the southeast right-of-way line of Dominik Drive, same being the west corner of the aforementioned 6.16 acre reserve tract;

THENCE N 45° 03' 18" E along the said southeast right-of-way line of Dominik Drive for a distance of 272.06 feet to the beginning of a curve to the right;

THENCE southeasterly along said curve to the right for an arc distance of 39.550 feet to the end of said curve, same lying on the southwest right-of-way line of Olympia Way, (Curve Data: central angle = 90° 38' 12", radius = 25.00 feet, tangent = 25.28 feet, the chord bears S 89° 37' 36" E for a distance of 35.51 feet);

THENCE S 44° 18' 30" E along the said southwest right-of-way line of Olympia Way for a distance of 587.38 feet to the beginning of a curve to the right;

THENCE southwesterly along said curve to the right for an arc distance of 39.28 feet to the end of said curve, same lying on northwest right-of-way line of University Oaks Boulevard; (Curve Data: central angle = 90° 00' 42", radius = 25.00 feet, tangent = 25.01 feet, the chord bears S 00° 41' 51" W for a distance of 35.36 feet);

THENCE S 45° 42' 12" W along the said northwest right-of-way line of University Oaks Boulevard for a distance of 288.01 feet to the center of an 80 foot Drainage Easement;

THENCE along the center of the said 80 foot Drainage Easement for the following calls:

N 04° 31' 16" W for a distance of 201.17 feet;

N 37° 46' 51" W for a distance of 355.10 feet;

N 84° 23' 23" W for a distance of 196.54 feet to the point of intersection with the northeast right-of-way line of Stallings Drive, same lying on a curve to the left;

THENCE northwesterly along said curve to the left for an arc distance of 4.04 feet, (Curve Data: central angle = 00° 26' 12", radius = 530.00 feet, tangent = 2.02 feet, the chord bears N 44° 43' 36" W for a distance of 4.04 feet, to the PLACE OF BEGINNING and containing 2.87 acres of land, more or less.