

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/29/2019	<b>Grantor(s)/Mortgagor(s):</b> LARENCE R. JORDAN AND JAMIE M. JORDAN, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LOANDEPOT.COM, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> loanDepot.com, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 1906593	<b>Property County:</b> BROWN
<b>Mortgage Servicer:</b> loanDepot.com, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 6531 Irvine Center Drive, Irvine, CA 92618
<b>Date of Sale:</b> 4/1/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Alexis Mendoza or Kevin Key, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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 PURSUANT TO TEX. PROP. CODE § 51.002(f): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

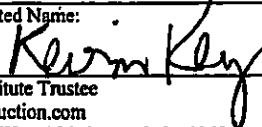
Dated: 2/18/2025

Dated: 2/19/2025



KEVIN KEY

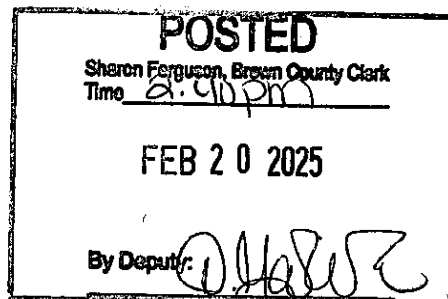
Printed Name:



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for loanDepot.com, LLC

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

Posted by: *Eibara Ortega Smith*



MH File Number: TX-22-94922-POS  
Loan Type: VA

TX-22-94922-POS

EXHIBIT "A"

TRACT ONE:

All of that certain 0.153 acre lot or parcel of land out of the D. S. Cox Survey No. 4, Abstract No. 2161, Brown County, Texas and being all of that certain 0.14 acre tract of land conveyed by deed from Ellie Mae Minton to Billy Bob Sutton Et, Ux., dated January 24, 1977 and being of record in Volume 705, Page 229 of the Real Property Records of Brown County, Texas and also being all of that certain 0.006 acre tract of land conveyed by deed from Jean Harrell Treadaway Et, Ux., to Billy Bob Sutton Et, Ux., dated January 05, 1999 and being of record in Volume 1314, Page 64 of said Real Property Records and is further described as follows:

BEGINNING at a 1/2" iron rod set in the Easterly line of Parkside Drive, for the North Corner of said 0.14 acre tract, for the North Corner of said 0.006 acre tract and for the North corner of this;

THENCE South 58 degrees 40 minutes 22 seconds East, along the North Easterly line of said Sutton tract, at a distance of 81.70 feet pass a 1" iron pipe found, in all a total distance of 98.50 feet to a point in shore line of Lake Brownwood, for the East corner of said Sutton tract and for the East corner of this;

THENCE South 35 degrees 25 minutes 36 seconds West, along the shore line of Lake Brownwood, 70.38 feet to a point for the South corner of said Sutton tract and the South corner of this;

THENCE North 58 degrees 27 minutes 06 seconds West, along the South Westerly line of said Sutton tract, at a distance of 15.00 feet pass a 2.5" steel fence post, and passing the SEC of said 0.006 acre triangle at 85.1 feet, and continuing with a total distance of 92.93 feet to a 1/2" iron rod set in the Easterly line of Parkside Drive, for the West corner of said 0.006 acre tract and for the West corner of this;

THENCE North 30 degrees 52 minutes 50 seconds East, along the Easterly line of said Parkside Drive, 69.84 feet to the place of beginning and calculated to contain 0.153 acre of land in area.

TRACT TWO:

All of that certain 0.040 acre lot or parcel of land out of the D. S. Cox Survey No. 4, Abstract No. 2161, Brown County, Texas and being all of that certain 0.0411 acre tract of land conveyed by deed from Jean Harrell Treadaway & Robert Jeff Harrell to Billy Bob Sutton, dated December 2, 1994 and being of record in Volume 1184, Page 412 of the Real Property Records of Brown County, Texas and is further described as follows:

BEGINNING at a 1/2" iron rod set in the Easterly line of Parkside Drive, for the East corner of a tract of land conveyed by deed from Jean Harrell Treadaway and Robert Jeff Harrell to James D. Ruple, Sr. et. ux., dated December 2, 1994 and being of record in Volume 1182, Page 122 of said Real Property Records, for the South corner of said Sutton property and for the South corner of this;

THENCE North 54 degrees 41 minutes 25 seconds West, along the Northerly line of said Ruple property, 49.03 feet to a 1/2" iron rod set for the North corner of said Ruple property, for the West corner of said Sutton property and for the West corner of this;

THENCE North 27 degrees 20 minutes 39 seconds East, along the Northwesterly line of said Sutton property, 32.44 feet to a 3/8" iron rod found for the North Corner of said Sutton property and for the North corner of this;

THENCE South 63 degrees 08 minutes 00 seconds East, along the North Easterly line of said Sutton property, 47.15 feet to a 1/2" iron rod set in the Westerly line of Parkside Drive, for the East corner of said Sutton property and for the East corner of this;

THENCE along the Westerly line of said Parkside Drive the following courses:

South 15 degrees 10 minutes 17 seconds West, 12.00 feet to a 1/2" iron rod set and South 29 degrees 39 minutes 16 seconds West, 27.92 feet to the place of beginning and calculated to contain 0.040 acre of land in area.

<b>POSTED</b>
Sharon Ferguson, Brown County Clerk Time _____
FEB 20 2025
By Deputy: