

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., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 28, 2011 and recorded under Vol. 1554, Page 352, or Clerk's File No. 11-0963, in the real property records of FAYETTE County Texas, with Alice J. Rodgers, unmarried as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Urban Financial Group, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Alice J. Rodgers, unmarried securing payment of the indebtedness in the original principal amount of \$258,000.00 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 Alice J Rodgers. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

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. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

Legal Description:

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING LOT NO. 62 OUT OF BLUFF HAVEN SUBDIVISION SOUTH OF LA GRANGE IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 1, PAGE 11, OF THE MAP OR PLAT RECORDS OF FAYETTE COUNTY, TEXAS; AND BEING THE SAME PROPERTY CONVEYED TO DEVON S. RODGERS II BY ROBERT LEER AND WIFE PATRICIA LEER 11 OCTOBER 1989 AND RECORDED AT VOLUME 795, PAGES 483-486 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS; AND BEING THE SAME PROPERTY REFERENCED IN A RELEASE OF LIEN CLAIM RECORDED IN VOLUME 914, PAGE 485 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/07/2023

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: FAYETTE County Courthouse, Texas at the following location: On the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, 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 Megan Randle, Ebbie Murphy, Robert Randle, Kristopher Holub, Dylan Ruiz, Amy Ortiz, Auction.com, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

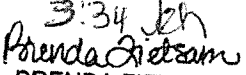
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on September 19, 2023.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 
Printed Name: Pete Flores

C&M No. 44-22-2764

FILED
SEP 21 2023
3:34 Jkh

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS