

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE

TRUSTEE 23 FEB 23 PM 1:11

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 January 06, 2006 and recorded under Clerk's File No. 189, in the real property records of MARION County Texas, with Elizabeth A. Yohn, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Brokers Conduit, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Elizabeth A. Yohn, a single person securing payment of the indebtedness in the original principal amount of \$108,800.00 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 Elizabeth A. Yohn. 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

ALL THAT CERTAIN 0.18 ACRE TRACT OF LAND SITUATED IN THE SOUTH 53.00 FEET OF LOT 1, 2 AND 3, BLOCK 27, URQUHART ADDITION, CITY OF JEFFERSON, ALLEN URQUHART SURVEY, A-378, MARION COUNTY, TEXAS, AND BEING TRACT RCODED IN VOLUME 330, PAGE 153 OF THE DEED RECORDS MARION COUNTY, TEXAS AND CABINET A, SLIDE 3440 OF PLAT RECORDS MARION COUNTY, TEXAS SAID 0.18 ACRE OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 04/04/2023

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: MARION County Courthouse, Texas at the following location: The Thomas Jefferson Park, located at 114 W. Austin St., Jefferson, TX 75657 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 Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Carol Hampton, Jeffrey Hampton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, 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 The 23rd day of February, 2023.

/s/ Olufunmilola Oyekan, SBOT 24084552, 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:

Printed Name: Robert La Mont, February 23, 2023

C&M No. 44-23-0392

EXHIBIT "A"

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

All that certain 0.18 acre tract of land situated in the South 53.00 feet of Lot 1, 2 and 3, Block 27, Urquhart Addition, City of Jefferson, Allen Urquhart Survey, A-378, Marion County, Texas, and being a tract recorded in Volume 350, Page 153 of the Deed Records Marion County, Texas, and Cabinet A, Slide 340 of Plat Records Marion County, Texas said 0.18 acre of land being more particularly described by metes and bounds as follows: (Bearing Basis: Magnetic North.)

Beginning at 1/2" iron rod set in the West right-of-way of Market Street and the North right-of-way of a 20.00 foot alley same being the Southeast corner of Lot 1, Block 27;

Thence: S 45°00'00"W along the South line of Lot 1, 2, 3 and the North right-of-way of a 20.00 foot alley, 150.00 feet to a 1/2" iron rod set for the Southwest corner of Lot 3 and this tract;

Thence: N 45°00'00"W along the West line of Lot 3, 53.00 feet to a 1/2" iron rod set for the Northwest corner of this tract;

Thence: N 45°00'00"E, 150.00 feet to a 1/2" iron rod set in the West right-of-way of Market Street for the Northeast corner of this tract;

Thence: S 45°00'00"E along the West right-of-way of Market Street, 53.00 feet to the Point of Beginning, containing 0.18 acres of land, more or less.