

## NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

EXHIBIT A

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/28/2006 and recorded in Book 01386 Page 00643 Document 06008959 real property records of Freestone County, Texas.

3. **Date, Time, and Place of Sale.**

Date: 08/04/2015

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Freestone County Courthouse, Texas, at the following location: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by VALERIE J TORGERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$65,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2007, GSAMP TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2007, GSAMP TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

  
LORI GARNER, SHARON ST. PIERRE OR ROBERT  
LAMONT  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

15-002489-670  
Rt 3 Box 147c  
Teague, TX 75860

**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.**

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jun 29, 2015 AT 01:51P  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 131870  
By: Allison Bonner, Deputy



4532589

Field notes to all that certain lot, tract or parcel of land being 1.713 acres, more or less, situated in the City of Teague, D.C. Cannon Survey, A-130, Freestone County, Texas, and being a part of a tract of land described in a deed filed for record January 13, 1982; from Lillie Mae Weaver, a widow, to J.E. Storey, and recorded in Volume 753, Page 704, Deed Records Freestone County, Texas. Said 1.713 acre tract described to wit,

beginning at a 1/2" iron rod found at the occupied southerly corner of the aforementioned Lillie Mae Weaver tract, same being the most easterly corner of the now or formerly J.W. McAdams 1.94 acre tract and same also being in the northwesterly right of way of Loop 251 (133' r.o.w.);

THENCE North 50° 25' 16" East, 68.06 feet along said northwesterly right of way to a concrete Texas Highway Department right of way monument for bend;

THENCE North 49° 23' 46" East, 169.88 feet continuing along said right of way to a 3/4" iron pipe found therein for this easterly corner; WHENCE a concrete Texas Highway Department right of way monument bears North 49° 41" East, 31.08 feet;

THENCE in a northwest direction along an existing wire fence as follows:

North 47° 22' 42" West, 137.52 feet to a 3/4" iron pipe found for bend,

North 06° 58' 40" West, 51.30 feet to a 1/2" iron rod set in the occupied northeasterly fence line of said Weaver tract, same being the occupied southerly line of the J.R. Dobbs tract;

THENCE in a northwesterly direction on said common line as follows:

North 87° 34' 00" West, 112.45 feet to a 30" post oak tree for bend,

North 84° 46' 44" West, 259.33 feet to a 3/4" iron pipe found for the westerly corner of said Weaver tract. Same being a common corner of the now or formerly J.W. McAdams 1.94 acre tract;

THENCE in a southeasterly direction along the common line of said Weaver tract and McAdams tract as follows:

South 42° 30' 21" East, 175.93 feet to an iron pipe found for bend;

South 41° 18' 51" East, 59.85 feet to a 1/2" iron rod found for bend;

THENCE South 42° 20' 16" East, 205.22 feet (this line was used as the basis of bearing for the survey) continuing along said common line to the point of beginning, containing 1.713 acre of land, more or less.

**Exhibit "A"**

FILED FOR RECORD IN  
Freestone County  
Mary Lynn White  
COUNTY CLERK

DN: Dec 29, 2006 AT 02:59P  
as Recordings

Document Number: 06008959  
Total Fees : 84.00  
Receipt Number - 73774  
By: Kelly Barker, Deputy