

NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: SEE EXHIBIT "A"

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/25/1998 and recorded in Book 1419 Page 335 real property records of Navarro County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 12/03/2019

Time: 01:00 PM

Place: Navarro County, Texas at the following location: THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

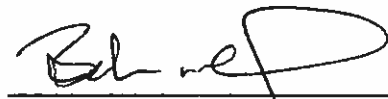
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

5. *Obligations Secured.* The Deed of Trust executed by JAMES DARREN MURRAY AND LORI ANN MURRAY, provides that it secures the payment of the indebtedness in the original principal amount of \$71,451.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. GSMPS Mortgage Loan Trust 2001-1, U.S. Bank National Association, as Trustee, successor in interest to State Street Bank and Trust Company, as Trustee is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is GSMPS Mortgage Loan Trust 2001-1, U.S. Bank National Association, as Trustee, successor in interest to State Street Bank and Trust Company, as Trustee c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., SUITE 300, HIGHLANDS RANCH, CO 80129 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, RONNIE HUBBARD, RAMIRO CUEVAS, AURORA CAMPOS, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, ANGIE USELTON, KRISTOPHER HOLUB, RONDA TYLER, HARRIETT FLETCHER, WES WEBB OR CARL NIENDORFF

, Substitute Trustee to act under and by virtue of said Deed of Trust.


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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

2019-107
FILED FOR RECORD
AT 3:57 O'CLOCK P.M.

SEP 26 2019

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY  DEPUTY

Certificate of Posting



LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, RONNIE HUBBARD, RAMIRO CUEVAS, AURORA CAMPOS, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, ANGIE USELTON, KRISTOPHER HOLUB, RONDA TYLER, HARRIETT FLETCHER, WES WEBB OR CARL NIENDORFF

c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Sharon St. Pierre whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on September 26, 2019 I filed this Notice of Foreclosure Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.

"EXHIBIT A"

All that certain lot, tract or parcel of land situated in the M. Autrey Survey, A-31, Navarro County, Texas, being 1.086 acres of land and being the same land described in a deed from Michael D. Nevius to Danny Lee Kern, Jr. and wife Candice Kern, dated October 15, 1990 and recorded in Volume 1210, Page 194, Deed Records Navarro County, Texas. Said 1.086 acre tract described to wit.

Beginning at a point in the middle of SE 1020 Rd (60' r.o.w.) said point being the most westerly corner of this 1.086 acre tract, a 1" sucker rod found as witness in the easterly r.o.w. of said road bears North 60 degrees East, 30.0 feet;

THENCE North 60 degrees East, along the northerly line of said 1.086 acre tract, passing at 281.0 feet the beginning of a 2" iron pipe fence, continuing a total distance of 378.48 feet to a 1/2" iron rod found for this most northerly corner in said fence;

THENCE South 30 degrees East, 125.0 feet to a 1/2" iron rod found in a gravel driveway;

THENCE South 60 degrees West, 378.48 feet along the southerly line of said tract to a point in the middle of said SE 1020 Rd., a 1" iron rod found in the easterly r.o.w. of said road bears North 60 degrees East, 30.0 feet;

THENCE North 30 degrees West, 125.0 feet along the middle of said road to the point of beginning, containing 1.086 acres of land, of which 0.086 acre lie in one half of said county road.