

NOTICE OF FORECLOSURE SALE

2014-47
FILED FOR RECORD
AT 10:30 O'CLOCK ~~7~~ M.

MAR 10 2014

SHERY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY SW DEPUTY

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

See attached "Exhibit A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/22/2004 and recorded in Book 1727 Page 0042 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: 04/01/2014

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

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

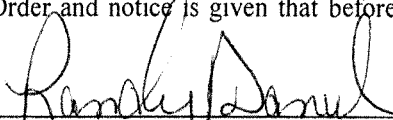
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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. 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 GROVER LYNN JENNINGS A/K/A GROVER L. JENNINGS AND FRANCES JENNINGS, provides that it secures the payment of the indebtedness in the original principal amount of \$68,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-NC1 is the current mortgagee of the note and deed of trust.

6. **Default and Request to Act.** Default has occurred under the deed of trust and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-NC1 obtained a Home Equity Foreclosure Order from the 13th District Court of Navarro County on 03/05/2014 under Cause No. D14-22883CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.


RANDY DANIEL, CINDY DANIEL, RON BEDFORD, WES WEBB OR
CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

11-003891-670
2100 LIBERTY DR
CORSICANA, TX 75110

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.

EXHIBIT A

All that certain lot, tract, or parcel of land situated in the R.R. Goodloe Survey Abstract 299, Navarro County, Texas, and being all of a called 3.00 acre tract of land described by deed recorded in Volume 1333, Page 335 of the Deed Records of Navarro County, Texas, the same tract being known as part Lot 12, Block 2002 in the Johnston & Wylie Addition to the City of Corsicana, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

Beginning on a found 1" iron pipe for the northeast corner of the above mentioned 3.00 acre tract and this tract located on the southwest line of Liberty Drive;

Thence with said southwest line S30°25'29" E 296.97 feet to a found 1" iron pipe for the southeast corner of this tract;

Thence S57°19'50"W 446.06 feet to a found 1" iron pipe for the southwest corner of this tract;

Thence N29°46'28" W 290.05 feet to a found 2-1/2" pipe post for the northwest corner of this tract;

Thence N56°25'02"E 443.10 feet to the Place of Beginning and containing 2.99 acres of land, more or less.