

**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 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.**

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 06/25/2004 and recorded in Book 1149 Page 172 Document 043690 real property records of Limestone County, Texas.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 04/05/2016  
Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.  
Place: Limestone County Courthouse, Texas, at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET 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 LEO HENRY ANDERSON AND VICKI ANDERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$50,000.00, 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 MORGAN STANLEY ABS CAPITAL I TRUST 2005-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-NC1 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I TRUST 2005-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-NC1 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. **Order to Foreclose.** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I TRUST 2005-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-NC1 obtained a Order from the 87th District Court of Limestone County on 01/25/2016 under Cause No. 30,782-B. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
7. **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, SHARON ST. PIERRE, SHERYL LAMONT, DAVID SIMS, HARRIETT FLETCHER OR ROBERT LAMONT, 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  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



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



Field Notes for a 1.00 ac. Tract  
for  
Fred Gray

BEING a 1.00 ac. tract of land situated in the D.H. CUMMINGS SURVEY A-127 in Limestone County, Tex. about 1 mile West of Rosen, Tex. Said tract is a part of a called 101 ac. tract conveyed to Gray & Gray Real Estate Inc. et. al. (723-134) of Limestone County Deed Records. Said tract is described accurately by notes and bounds as follows:

BEGINNING at an iron stake set on the North R.O.W. of Farm Road 413 near Engre. Sta. 547 + 88.8, at a point S 61° 28' W a distance of 103.0 feet from the Southwest corner of a 22.5 ac. tract conveyed to T. Walker et. ux. (see Vol. 812 Pg. 935 ), for the Southeast corner of this tract:

THENCE S 61° 28' W a distance of 208.7 feet along the North R.O.W. of Farm Road 413 to an iron stake set;

THENCE N 28° 32' W a distance of 208.7 feet to an iron stake set for Northwest corner of this tract and an interior ell corner of adjoining 30.77 ac. Texas Veterans tract;

THENCE N 61° 28' E a distance of 115.2 feet along Veterans tract to an iron stake and continue another 93.5 feet to an iron stake set;

THENCE S 28° 32' E a distance of 208.7 feet to the place of BEGINNING and containing 1.00 acre. of land.

Filed for Record in:  
Limestone County

On: Feb 25, 2016 at 11:02A

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Feb 25, 2016

Peggy Beck, County Clerk  
Limestone County