BILL GARRETT, Davidson County
Trans:T20120070558 DEEDTRS
Recvd: 09/19/12 10:16 14 pgs
Fees:73.00 Taxes:314.50
20120919-0085031

THIS INSTRUMENT
PREPARED BY AND RETURN TO:
Weissman Nowack Curry & Wilco, PC
Attn: Jonathan F. Young, Esq
One Alliance Center, 4th Floor
3500 Lenox Road, NE
Atlanta, GA 30326
(404) 926-4500
WNCW File: 015151-011322

SUCCESSOR TRUSTEE'S DEED

Name/ Address of New Owner:	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE5, POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Send Tax Bills To:	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE5, POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Property Address and Map-Parcel Numbers:	2940 Baby Ruth Lane Unit 24 Antioch, TN 37013 163110E05100CO

WHEREAS, by Deed of Trust dated given by Talmage Shearer in favor of HERITAGE TITLE SERVICES, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHSTAR FUNDING, LLC, dated June 27, 2005, and recorded on July 13, 2005 at Instrument Number 20050713-0081116, Register's Office for Davidson County, Tennessee, the Borrower therein conveyed to the Trustee therein the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed Weissman Nowack Curry & Wilco, PC as Successor Trustee by instrument recorded at Instrument Number 20120731-0067425, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; Notice of the Right to Foreclose was sent to the Borrower by letter dated January 26, 2012; and

WHEREAS, in the pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on September 04, 2012 at the county courthouse in Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement as may have been modified pursuant to said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE5, POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $85,000.00

NOW, THEREFORE, in consideration of the premises, the undersigned, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Grantee, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit ("Property"):

BEING ALL OF UNIT #24, OAK GROVE TOWNHOMES, ACCORDING TO SURVEY AND PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20021126-0146722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TALMAGE SHEARER, UNMARRIED BY WARRANTY DEED FROM SIGNATURE DEVELOPMENT, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20050713-0081115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The Property is conveyed free from all legal, statutory and equitable rights of redemption, and all other rights or exemptions of every kind, all of which are expressly waived in the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee as to any matter whatsoever.

Said Property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust.

Said Property is also conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in Section 67-1-1433(c)(1). See attachment also.

IN WITNESS WHEREOF, Successor Trustee has caused this instrument to be executed this 17th day of September, 2012.

Weissman Nowack Curry & Wilco, PC, Successor Trustee

By: _____

Jonathan F. Young, Authorized Signatory

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jonathan F. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and upon oath, acknowledged such person be an Authorized Signatory (or other officer authorized to execute the instrument) of Weissman Nowack Curry & Wilco, PC, the within named bargainor, a corporation, and that such Authorized Signatory or other officer in such capacity executed the foregoing instrument for the purpose therein contained by personally signing in the name of such corporation as its Authorized Signatory or other officer as indentified above.

WITNESS my hand and seal, at office this 17th day of September, 2012.

_____

Notary Public

My commission expires: 7-14-15

PAIGE HENDERSON MY COMMISSION EXPIRES NOTARY PUBLIC JULY 14, 2015 COBB COUNTY, GEORGIA

STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is $85,000.00.

_____

Affiant

Subscribed and sworn to before me this 17th day of September, 2012

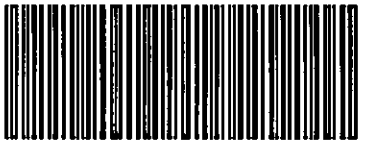
_____

Notary Public

My commission expires: 7-14-15

PAIGE HENDERSON MY COMMISSION EXPIRES NOTARY PUBLIC JULY 14, 2015 COBB COUNTY, GEORGIA

Western Progressive, LLC
PO Box 9047
Temecula, CA 92589-9047



7196 9006 9296 1296 5618

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

20120802-69

Tennessee Department of Revenue
PO BOX 190665
NASHVILLE, TN 37219-0665



TNFAIR_CertifiedReturnReceipt

Weissman Nowack Curry & Wilco, P.C.
ATTORNEYS AT LAW

Weissman Nowack Curry & Wilco, P.C.
3500 Lenox Road, 4th Floor
Atlanta, Georgia 30326
Telephone: 866) 357-8501
Fax: (866) 960-8298
www.wncwlaw.com

August 2, 2012

Via Certified Mail
Return Receipt Requested
and Via First Class U.S. Mail

Tennessee Department of Revenue
Commissioner of Revenue
Director, Tax Enforcement
Attn: Mr. Wilbur Hooks
P.O. Box 190665
Nashville, TN 37219

Attn: Mr. Wilbur Hooks

RE:

Our File #:	011322
Original Borrower:	Talmage Shearer
Social Security #:	408-29-9974
Property:	2940 Baby Ruth Lane Unit 24 Antioch, TN 37013 Davidson County, Tennessee

Dear Mr. Wilbur Hooks:

Ocwen Loan Servicing, LLC has instituted foreclosure proceedings against the above referenced property. We believe the property is presently owned by Talmage Shearer. A copy of the legal description is contained in the attached Notice of Sale.

The Notice of Sale is being published three (3) times preceding the scheduled sale on September 04, 2012, as required by law. The sale will take place during the legal hours of sale on the steps of the Davidson County Courthouse for cash. The recording information for the Security Deed and subsequent assignments, if any, can be found in the attached Notice of Sale.

A search of the Davidson County Records indicates that State Tax Liens have been filed against certain parties in the total amounts as shown thereinafter. Information required by tax regulations and statutes is shown in the attached copy(ies) of said Notice(s) of State Tax Lien.



The Notice(s) of State Tax Lien(s) are more particularly described as follows:

1. State tax lien in favor of The State of Tennessee against Talmage Shearer, dated December 2, 2011, entered of record on December 6, 2011, and recorded in Instrument Number 20111206-0094976, aforesaid records in the amount of $0.00, together with penalties and interest thereon from date of filing.

The unpaid balance of the indebtedness against the referenced property is $82,700.05; interest through the date of sale is approximately $7,696.30. Publication costs should be approximately $680.00; and attorney's fees in an amount ranging from $500.00 to the maximum allowed by Tennessee law will be incurred.

We have not determined that the party(ies) named in the attached Notice(s) of State Tax Lien is/are the same as those named in the attached Notice of Sale.

If there any questions in this matter, or if the Tennessee Department of Revenue requires additional information, please feel free to contact this office.

Sincerely,

Weissman, Nowack, Curry, and Wilco PC

Enclosures
File No.: 011322

NQ07501

5695323111130

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:	ENTITY ID:
TALMAGE A SHEARER	002 XXX-XX-9974/030
DBA: PHAT KAPS	002 XXX-XX-9974
2818 LINDEN AVE	
KNOXVILLE TN 37914-4507	COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on December 2, 2011.

COMMISSIONER OF REVENUE

By: William E Hawkins
Delegate of Commissioner

FOR REGISTER USE ONLY ... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME
REGISTER	BILL GARRETT, Davidson County Trans:T20113076946 LIENSTL Rcvd: 12/06/11 16:16 1 pgs Fees:12.00 Taxes:0.00 [redacted] 20111206-0094976	BY:	

NQ-N07501

Recording Requested By:

SouthStar Funding, LLC
400 Northridge Road, Suite
1000, Atlanta, GEORGIA 30350

Prepared By:

Davidson County 007
Recvd: 07/13/05 11:14 22 pg
Fees:113.00 Taxes:93.50
[redacted]
20050713-0081116

Solene Guzman
235 E. Devon, Suite 100, Des
Plaines, ILLINOIS 60018

The Maximum Principal Indebtedness for Tennessee recording tax purposes is $ 83,600.00

(Space Above This Line For Recording Data)

DEED OF TRUST

MIN 100190821011128123

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated June 27, 2005 together with all Riders to this document.
(B) "Borrower" is Talmage Shearer, a single ~~woman~~ man.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is SouthStar Funding, LLC

Lender is a Limited Liability Company
organized and existing under the laws of DELAWARE

2101112819

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

IN WITNESS WHEREOF, Borrower has executed this Security Instrument.

Witnesses:

_____

_____ (Seal)
Talaya Shearer
-Borrower

_____

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

2101112819

EXHIBIT A

Being all of Unit #24, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Talmage Shearer, unmarried by Warranty Deed from Signature Development, inc., a Tennessee corporation, of record in Instrument No. 20050713-0081115, Register's Office for Davidson County, Tennessee.

NOTICE OF FORECLOSURE SALE

DAVIDSON COUNTY, STATE OF TENNESSEE

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Default has been made in the terms, conditions and payments provided for in that certain Deed of Trust dated June 27, 2005, of record in Instrument 20050713-0081116, Register's Office for Davidson County, Tennessee, from Talmage Shearer (Borrower) to HERITAGE TITLE SERVICES (Trustee) for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHSTAR FUNDING, LLC (Lender), securing the Note/indebtedness therein described, the entire Note/indebtedness having been declared in default and immediately due and payable by the lawful owner and holder thereof.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-HE5, POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 (Holder), now being the present owner/holder of said indebtedness, has now requested that foreclosure proceedings be instituted, and said Holder has appointed the firm listed below as Successor Trustee under said Deed of Trust, by an instrument duly recorded in the aforesaid records, to serve in the place and stead of the aforementioned Trustee. Notice of the Right to Foreclose was sent to the Borrower by letter dated January 26, 2012.

NOW, THEREFORE, said Successor Trustee, or agent thereof, pursuant to said Deed of Trust, having been requested by the Holder so to do, and by virtue of the authority and power vested in said Successor Trustee by said Deed of Trust, will on September 04, 2012 at 1:00 p.m., at the usual and customary location at the Davidson County, Tennessee, Courthouse, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder thereof is the successful purchaser), the following-described property:

BEING ALL OF UNIT #24, OAK GROVE TOWNHOMES, ACCORDING TO SURVEY AND PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20021126-0146722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TALMAGE SHEARER, UNMARRIED BY WARRANTY DEED FROM SIGNATURE DEVELOPMENT, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20050713-0081115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

For informational purposes only, this property is commonly known as 2940 Baby Ruth Lane Unit 24, Antioch, TN 37013, Parcel ID 163110E05100CO.

The property shall be free from all right and equity of redemption, statutory or otherwise, homestead, dower, curtsey, elective share, and all other exemptions that are expressly waived in said Deed of Trust, and the title is believed to be good, but the Successor Trustee will sell and convey only as Successor Trustee, "as is" and "where is" and without covenants of seizing or warranties of title.



This property is encumbered by 1 liens or claims of lien filed by the State of Tennessee, Tax Enforcement Division, in the Register's Office of Davidson County, Tennessee, as Deed Instrument Number 20111206-0094976. Notice of this Successor Trustee's Sale has been given to the State of Tennessee, Tax Enforcement Division, in accordance with T.C.A. Section 67-1-1433(b)(1). Sale of this property is subject to the redemption rights of the State of Tennessee, as provided for in T.C.A. Section 67-1-1433(c)(1).

Listing of Subordinate Lien holders:

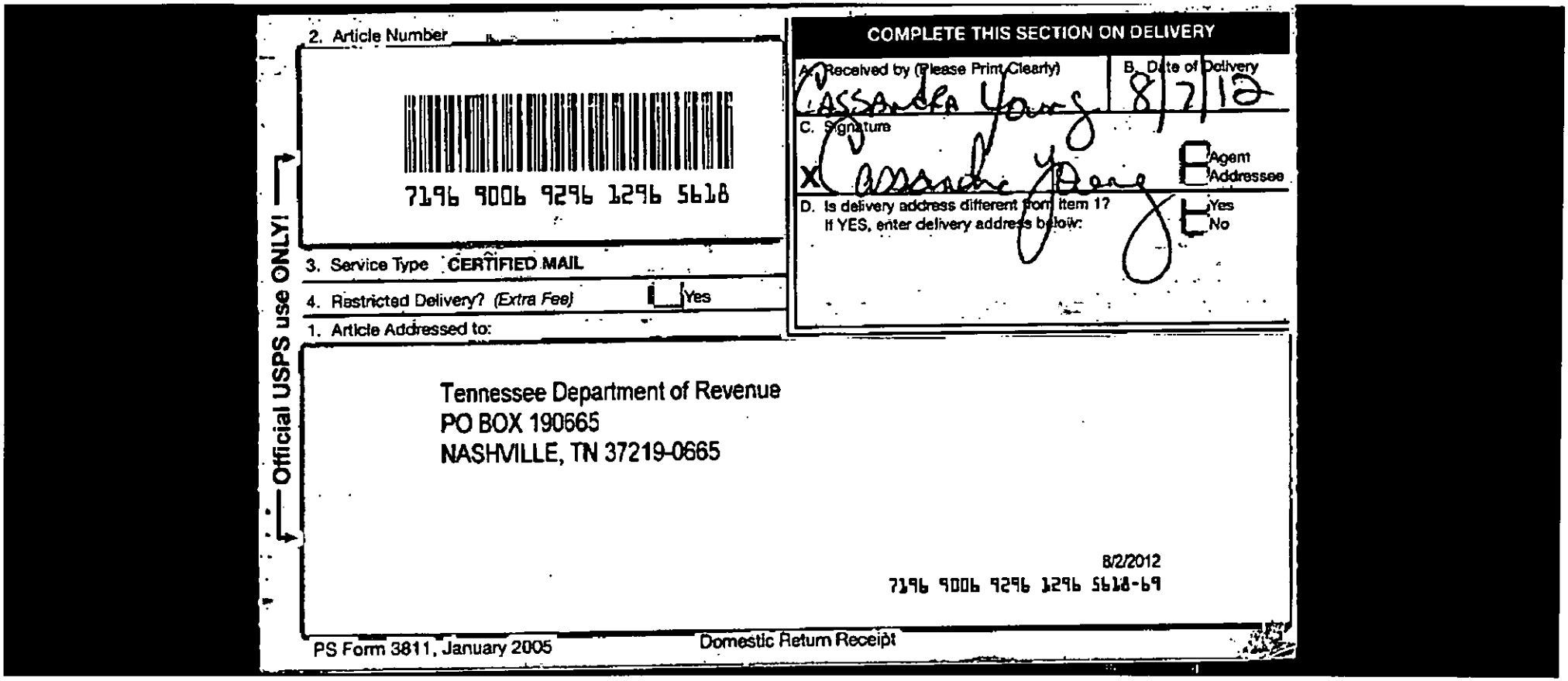
1. SouthStar Funding, LLC
2. SunTrust Bank
3. Adidas Sales, Inc
4. Blackburn and McCune, PLLC

Listing of Other Interested Parties: N/A

This sale is subject to liens; easements; encumbrances; property taxes; rights of redemption of taxing entities; all matters shown on any recorded plan(s) or plat(s); any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; any matter that an accurate survey of the premises might disclose; and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

If a high bidder fails to close a sale, the Successor Trustee shall have the option of making the sale to the next highest bidder. The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the sale to another day, time and/or place certain without further publication, upon announcement at the time and place for the sale set forth above, or at any date and time fixed by a preceding postponement. Alternatively, at its option, Successor Trustee may give a new notice of sale.

Weissman Nowack Curry & Wilco, PC
One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, GA 30326
(866) 960-8298
File #: 011322



2. Article Number

7196 9006 9296 1296 5618

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) Cassandra Young

B. Date of Delivery 8/7/12

C. Signature

X Cassandra Young

Agent
Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

Yes
No

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? *(Extra Fee)* Yes

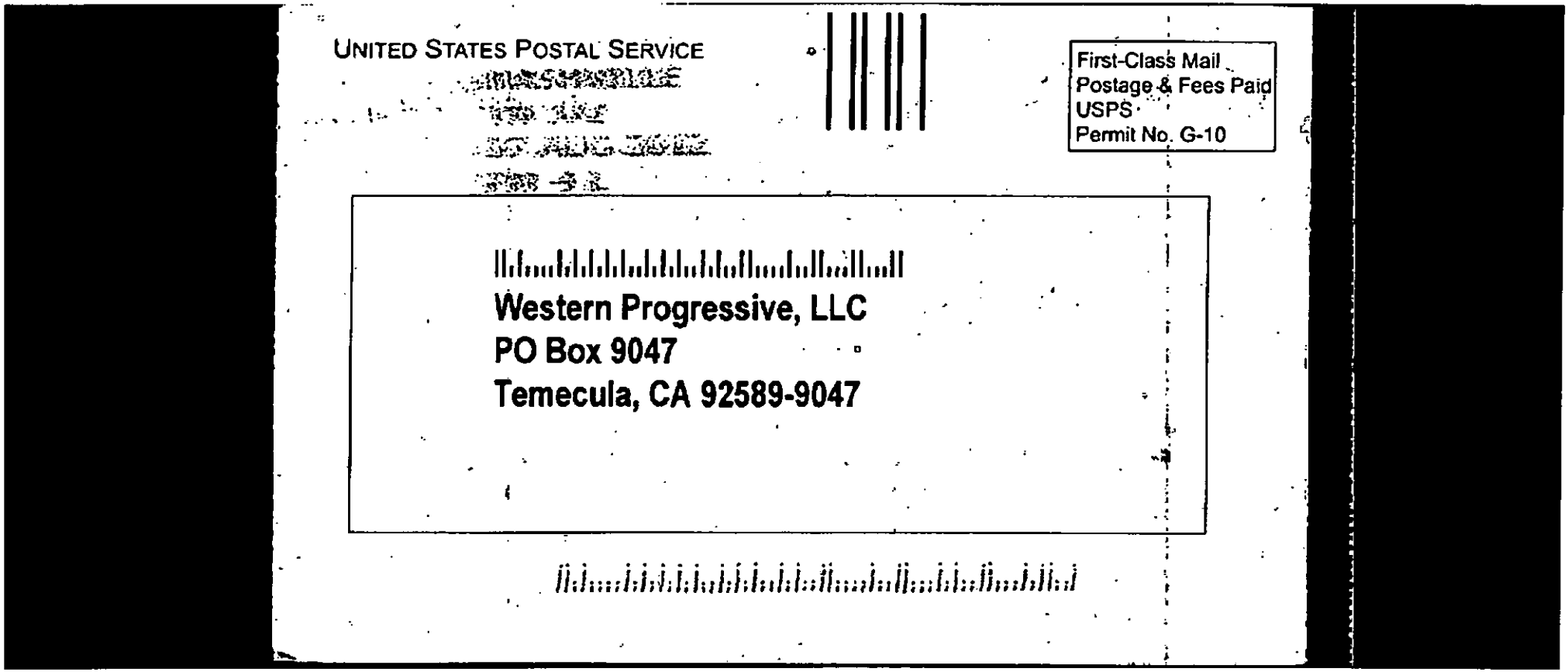
1. Article Addressed to:

Official USPS use ONLY!

Tennessee Department of Revenue
PO BOX 190665
NASHVILLE, TN 37219-0665

8/2/2012
7196 9006 9296 1296 5618-69

PS Form 3811, January 2005 Domestic Return Receipt


UNITED STATES POSTAL SERVICE
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
Western Progressive, LLC
PO Box 9047
Temecula, CA 92589-9047