BILL GARRETT, Davidson County
Trans:T20130034503 DEEDTRS
Recvd: 04/26/13 11:02 14 pgs
Fees:73.00 Taxes:551.30
20130426-0041754

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: 015151-014523

SUCCESSOR TRUSTEE'S DEED

Name/ Address of New Owner:	U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 MASTR ASSET-BACKED SECURITIES TRUST 2005-FRE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FRE1 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Send Tax Bills To:	U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 MASTR ASSET-BACKED SECURITIES TRUST 2005-FRE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FRE1 c/o PMOS, LLC, c/o Ocwen Loan Servicing, LLC 1661 Worthington Road West Palm Beach, FL 33409
Property Address and Map-Parcel Numbers:	2836 Evergreen Ridge Pt Nashville, TN 37217 135100C17400C0

WHEREAS, by Deed of Trust dated given by Jose L. Sifuentes and Carlota Antonia Ortiz in favor of ADVANTAGE TITLE & ESCROW, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT & LOAN, dated August 22, 2005, and recorded on August 29, 2005 at Instrument Number 20050829-0103313, 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 20120919-0085034, 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 July 31, 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 April 16, 2013 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 MASTR ASSET-BACKED SECURITIES TRUST 2005-FRE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FRE1 ("Grantee") was the highest and best bidder and became the purchaser of said property at and for the sum of $149,000.00.

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"):

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 150 ON THE PLAN OF RANSOM PARK, SECTION 6, OF RECORD IN INSTRUMENT NO. 20041118-0138645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOSE L. SIFUENTES, MARRIED, BY DEED OF RECORD IN INSTRUMENT NO. 20050829 - 0103312, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

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 United States to redeem the property as provided for in 26 U.S.C. Section 7425 (d)(1). See attachment also.

IN WITNESS WHEREOF, Successor Trustee has caused this instrument to be executed this 23d day of April, 2013.

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 23rd day of April, 2013.

_____

Notary Public

My commission expires: 7/14/15

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

STATE OF GEORGIA)

COUNTY OF FULTON)

The actual consideration or value of the property is $149,000.00.

_____

Affiant

Subscribed and sworn to before me this 23rd day of April, 2013.

_____

Notary Public

My commission expires: 7/14/15

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

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



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

20130314-69



Internal Revenue Service
801 Broadway
MDP 53
Nashville, TN 37203



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

March 14, 2013

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

Internal Revenue Service
Attn: Technical Services Advisory Group Manager
801 Broadway
MDP 53
Nashville, TN 37203

RE:

Our File #:	014523
Original Borrower:	Jose L. Sifuentes and Carlota Antonia Ortiz
Social Security #:	467-77-8130
Property:	2836 Evergreen Ridge Pt, Nashville, TN 37217 Davidson County, Tennessee

Dear Sir or Madam:

Ocwen Loan Servicing, LLC has instituted foreclosure proceedings against the above referenced property. We believe the property is presently owned by Jose L. Sifuentes and Carlota Antonia Ortiz. 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 April 16, 2013, 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 Federal Tax Liens have been filed against certain parties in the total amounts as shown thereinafter. Information required by IRS Regulations is shown in the attached copy(ies) of said Notice(s) of Federal Tax Lien.

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

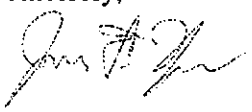
1. Federal tax lien in favor of The United States of America against by Jose L. Sifuentes and Carlota Antonia Ortiz, dated July 01, 2008, entered of record on July 10, 2008, and recorded in Deed Instrument Number 20080710-0070729, aforesaid records in the amount of $13,852.58, together with penalties and interest thereon from date of filing.

The unpaid balance of the indebtedness against the referenced property is $167,249.59; interest through the date of sale is approximately $11,883.85. Publication costs should be approximately $420.00; 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 Federal 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 Internal Revenue Service required additional information, please feel free to contact this office.

Sincerely,



Weissman, Nowack, Curry & Wilco

Enclosures
File No.: 014523

3592

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
454387408

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENFTL
Recvd: 07/10/08 08:43 1 pgs
Fees:12.00 Taxes:0.00
20080710-0070729

Name of Taxpayer JOSE VICTOR SIFUENTES-OLIVO

Residence 3939 APACHE TRL APT F4
ANTIOCH, TN 37013-3418

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2000	XXX-XX-9243	05/07/2007	06/06/2017	5452.74
1040	12/31/2003	XXX-XX-9243	05/07/2007	06/06/2017	3132.51
1040	12/31/2004	XXX-XX-9243	05/07/2007	06/06/2017	5267.33

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 13852.58

This notice was prepared and signed at NASHVILLE, TN, on this,

the 01st day of July, 2008

Signature K. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

BOX 13
10310

Return To:
FREMONT INVESTMENT & LOAN
P.O. BOX 34078
FULLERTON, CA 92834-34078

Prepared By:
BARBARA LICON
Fremont Investment & Loan
PO Box 34078
Fullerton, CA. 92834-34078

Davidson County DOT
Recvd: 08/29/05 14:33 21 PG
Fees: 108.00 Taxes: 285.00

20050829-0103313

6000173277

The Maximum Principal Indebtedness for Tennessee recording tax purposes is $ 180,953.00

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1001944-6000173277-5

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 August 22, 2005 together with all Riders to this document.
(B) "Borrower" is JOSE L SIFUENTES, MARRIED J.L.S.
and wife, Carlota Antonia Ortiz

Borrower is the trustor under this Security Instrument.
(C) "Lender" is FREMONT INVESTMENT & LOAN

Lender is a CORPORATION
organized and existing under the laws of CALIFORNIA

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)
JOSE L SIFUENTES -Borrower

_____

_____ (Seal)
Carlota Antonia Ortiz -Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

File No.: 10310

EXHIBIT A

Land in Davidson County, Tennessee being Lot 150 on the Plan of Ransom Park, Section 6, of record in Instrument No. 20041115-0138645, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jose L Sifuentes, married, by deed of record in Instrument No. 20050829-0103312, Register's Office for Davidson County, Tennessee.

Carlota Antonia Ortiz joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

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 August 22, 2005, of record in Deed Instrument 20050829-0103313, Register's Office for Davidson County, Tennessee, from Jose L. Sifuentes and Carlota Antonia Ortiz (Borrower) to ADVANTAGE TITLE & ESCROW (Trustee) for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT & LOAN (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.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 MASTR ASSET-BACKED SECURITIES TRUST 2005-FRE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FRE1 (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 July 31, 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 April 16, 2013 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 150 ON THE PLAN OF RANSOM PARK, SECTION 6, OF RECORD IN INSTRUMENT NO. 20041118-0138645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOSE L. SIFUENTES, MARRIED, BY DEED OF RECORD IN INSTRUMENT NO. 20050829 - 0103312, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

For informational purposes only, this property is commonly known as **2836 Evergreen Ridge Pt, Nashville, TN 37217**, Parcel ID 135100C17400C0.



The property shall be free from all right and equity of redemption, statutory or otherwise, homestead, dower, courtesy, 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 United States Internal Revenue Service in the Register's Office of Davidson County, Tennessee, as Deed Instrument Number 20080710-0070729. Notice of this Successor Trustee's Sale has been given to the Internal Revenue Service as provided for in 26 U.S.C.A. Section 7425(b). Sale of this property is subject to the redemption rights held by the United States Internal Revenue Service, as set out in 26 U.S.C.A. Section 7425(d)(1).

Listing of Subordinate Lien holders:

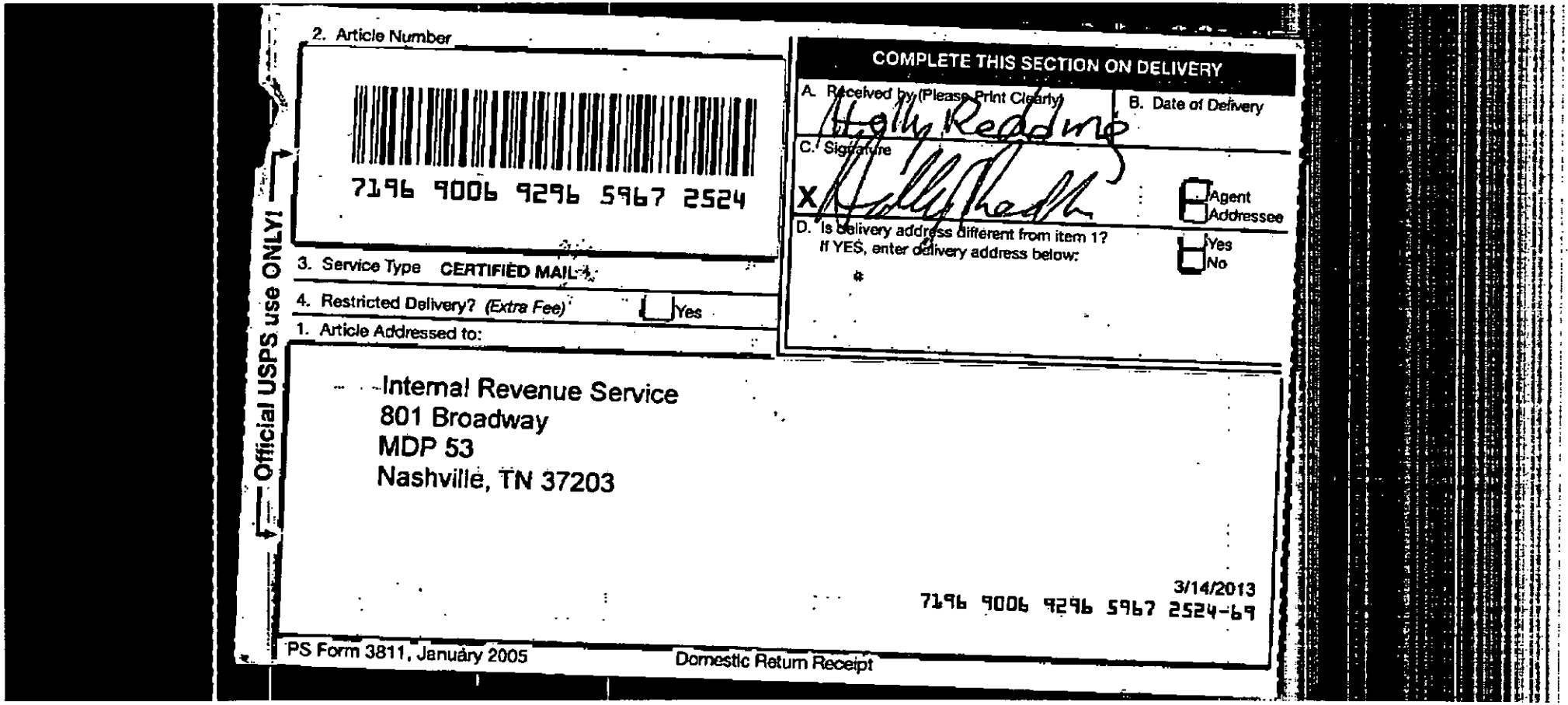
Fremont Investment and Loan
2727 East Imperial Highway
Brea, CA 92821

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#014523



2. Article Number

7196 9006 9296 5967 2524

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Internal Revenue Service
801 Broadway
MDP 53
Nashville, TN 37203

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) Holly Redding

B. Date of Delivery

C. Signature

X Holly Redding

☐ Agent
☐ Addressee

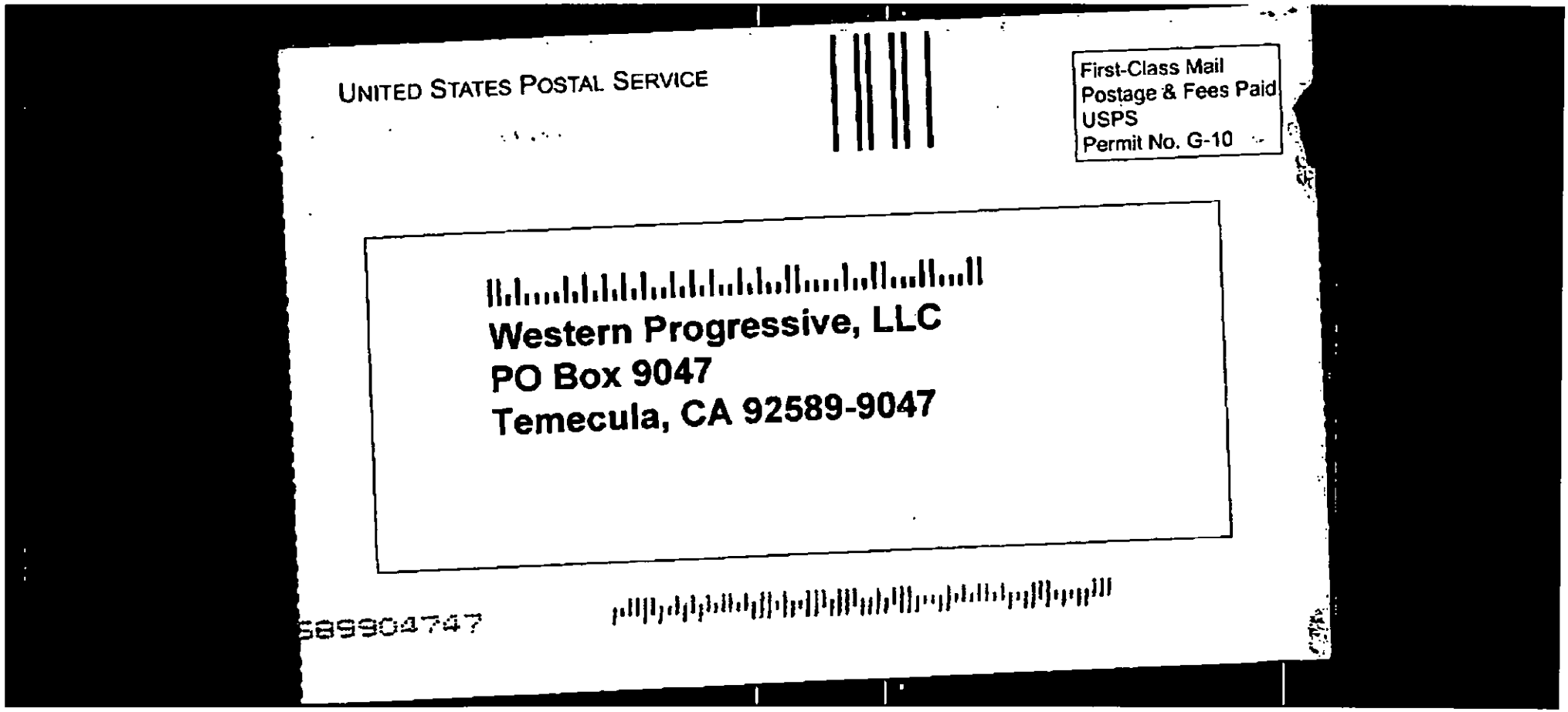
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Official USPS use ONLY!

3/14/2013

7196 9006 9296 5967 2524-69

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
589904747