

NOTICE OF FORECLOSURE SALE

2014-93
FILED FOR RECORD
2:00 P.M.
JUN 09 2014

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 02/10/2003 and recorded in Book 1619 Page 0529 Document 01839 real property records of Navarro County, Texas.

SHERY DOWD
COUNTY CLERK 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: 07/01/2014

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: SOUTHSIDE ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

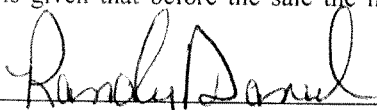
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 LARHONDA R. FAULK AND RAYMOND E. FAULK, provides that it secures the payment of the indebtedness in the original principal amount of \$60,000.00, 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 AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2003-X4, ASSET BACKED CERTIFICATES, SERIES 2003-X4 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 AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2003-X4, ASSET BACKED CERTIFICATES, SERIES 2003-X4 obtained a Home Equity Foreclosure Order from the 13th District Court of Navarro County on 03/19/2014 under Cause No. D14-22924-CV. 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, JIM O'BRYANT, RON BEDFORD, WES WEBB OR CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

13-002770-670
516 NORTH GOODMAN AVE
KERENS, TX 75144

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 being 0.92 acre situated in the H. Bush Survey, Abstract No. 46, in the City of Kerens, Navarro County, Texas, and being the same land described in deed from W. J. Tramel et ux. to T. M. Shelton, Jr., dated June 15, 1944, and recorded in Volume 425, Page 501, Deed Records of Navarro County, Texas, and being described as follows:

BEGINNING at an iron stake on East line of Goodman Avenue, Farm Road No. 636, the Southwest corner of the aforesaid Tramel tract to T. M. Shelton, Jr.;

THENCE N 30° W 100 feet with East line of said Goodman Avenue to an iron stake for corner;

THENCE N 60° E 300 feet to an iron stake in fence line, the Northeast corner of said tract;

THENCE S 30° E 100 feet with fence to an iron stake the Southeast corner of said tract;

THENCE S 60° W 300 feet to the place of BEGINNING, containing 0.92 acre of land.