

2013-106  
FILED FOR RECORD  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

## Notice of Substitute Trustee Sale

JUN 10 2013

T.S. #: 2012-01548 Loan #: 7143009764

**SHERRY DOWD**

Assert and protect your rights as a member of the armed forces of the United States. If you are a member of the armed forces of the United States, 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.

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 7/2/2013  
Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter.  
The sale will be completed by no later than **2:00 PM**  
Place: **Navarro County Courthouse in Corsicana, Texas, at the following location: THE FRONT STEPS OF THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

**Property To Be Sold** - The property to be sold is described as follows:

**All that certain lot, tract or parcel of land situated in the City of Corsicana, Navarro County, Texas, being Lot 19-A in Block 1029-I, Glen Haven Addition No. 8, according to the plat in Volume 4, Page 34, Plat Records of Navarro County, Texas.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 7/15/2005, and is recorded in the office of the County Clerk of Navarro County, Texas, under County Clerk's File No 00006955 recorded on 7/21/2005 in Book 1768 Page 858 of the Real Property Records of Navarro County, Texas. The subject Deed of Trust was modified by a Loan Modification Agreement effective January 1, 2011.

Trustor(s):	<b>Marshall O. Williams and Stephanie L. Williams</b>	Original Beneficiary:	<b>Argent Mortgage Company, LLC</b>
Current Beneficiary:	<b>Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4</b>	Loan Servicer:	<b>Ocwen Loan Servicing, LLC</b>

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the deed of trust, the beneficiary 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. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by Marshall O. Williams and Stephanie L. Williams, husband and wife. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$117,000.00, executed by Marshall O. Williams and Stephanie L. Williams, husband and wife, and payable to the order of Argent Mortgage Company, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Marshall O. Williams and Stephanie L. Williams, husband and wife to Marshall O. Williams and Stephanie L. Williams. Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

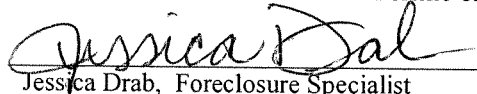
Amount of unpaid balance and other charges: **\$122,644.23**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4**  
c/o Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
561-682-8000

Dated: 6/7/2013

Randy Daniel or Cindy Daniel or Jim O'Bryant or Kisha Thompson or Sarah Reed or Chantaria Adams or Salvador Portillo or Jessica Drab,



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Jessica Drab, Foreclosure Specialist  
Telephone: 469-645-3081 or 469-645-3355  
Fax: (972) 829-7907

AFTER RECORDING, PLEASE RETURN TO:  
Power Default Services, Inc.  
1525 South Belt Line Rd  
Coppell, Texas 75019  
Attn: Trustee Department