

2013-222
FILED FOR RECORD
AT 12:50 O'CLOCK P. M.

DEC 17 2013

SHERY DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
BY OB DEPUTY

NOTICE OF FORECLOSURE SALE

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 09/29/2004 and recorded in Book 1721 Page 0060 real property records of 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: 01/07/2014

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: ON THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

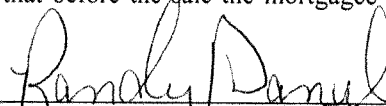
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 Mortgagee, the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by LESLIE S. EDMONSON AND LARRY W. EDMONSON, provides that it secures the payment of the indebtedness in the original principal amount of \$62,400.00, 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., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12 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., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12 obtained a Home Equity Foreclosure Order from the 13th District Court of Navarro County on 12/04/2013 under Cause No. D13-21969-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, RON BEDFORD, WES WEBB OR
CARL NIENDORFF

c/o AVT Title Services, LLC

13770 Noel Road #801529

Dallas, TX 75380-1529

13-003973-670
5277 FM 55
Blooming Grove, TX 76626

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

Being a part of the James George Survey, Abstract 316, Navarro County, Texas and a part of tract 4 as described in a Special Warranty Deed to Raymond Hayes, Trustee recorded in volume 1270, page 379, Deed records, Navarro County, Texas and being more particularly described its metes and bounds as follows:

Beginning at a ½ inch steel rod, found at the southeast corner of said Tract 4 and on the south line F.M. Highway 55:

Thence South 61degree 04' 13" West with the south lien of said tract 4, a distance of 533.16 feet to a ½ inch steel rod set at an east corner of a tract described in deed from Raymond Hays, trustee to Carlton L. Hamilton, et ux recorded in volume 1282, page 854, official public records, Navarro County, Texas.

Thence North 28 degree 12' 40" West, with the northeast line of said Hamilton tract, 361.64 feet to a ½ inch steel rod found on the south line of said Highway and being on a curve to the left with a radius of 994.94 feet:

Thence Southeasterly, with the arc of said curve and Highway through a central angle of 10 degree 39' 18" and are length of 185.02 feet to a ½ inch steel rod set at the end of said curve;

Thence South 84 degree 36" 00" East, with the south line of said Highway, 467.59 feet to the point of beginning and containing approximately 2.231 acres of land, more or less.



State of Texas

County of Navarro

I, Sherry Dowd, Clerk of the County Court in and for Navarro County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the volume and page of the named record and at the time and date stamped hereon by me.

Sherry Dowd

County Clerk of Navarro County, Texas