

NOTICE OF FORECLOSURE SALE

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 Filed 8/24/15
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 or Verified

1. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT 'A'.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/15/2004 and recorded in Book 1159 Page 86 Document 00045747 real property records of Limestone County, Texas.

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

Date: 10/06/2015

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Limestone County Courthouse, Texas, at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

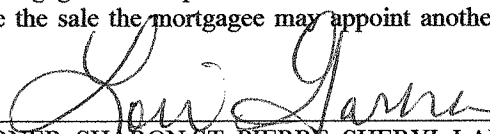
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 L. C. GOFF AND EVELYN GOFF, provides that it secures the payment of the indebtedness in the original principal amount of \$102,862.00, 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-R10 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R10 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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-R10 obtained a Home Equity Foreclosure Order from the 77th District Court of Limestone County on 08/12/2015 under Cause No. 30,688-A. 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.



 LORI GARNER, SHARON ST. PIERRE, SHERYL LAMONT, DAVID
 SIMS, HARRIETT FLETCHER OR ROBERT LAMONT
 c/o AVT Title Services, LLC
 13770 Noel Road #801529
 Dallas, TX 75380-1529

14-005503-670
 1128 EAST SUMPTER
 MEXIA, TX 76667

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 an 0.644 acres tract of land situated in Subdivision C, Division III (52), City of Mexia, Limestone County, Texas, and being part of that called 1.61 acres tract described in the deed dated February 23, 2001 from Centex Citizens Credit Union to D.C. Goff et ux recorded in Vol. 1052, Pg. 420, Deed Records of Limestone County, Texas (L.C.D.R.), and also being part of that Subdivision C, Division III recorded in the official plat of record in Vol. 2, Pg. 17, Plat Records of Limestone County, Texas, said 0.644 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the South line of Sumpter Street and the North line of Subdivision C for the Northeast corner of said Goff 1.61 acres tract and this tract, same being the Northwest corner of the Davey Ray Lafoy tract of record in Vol. 693, Pg. 314, L.C.D.R., from which corner the Northeast corner of Subdivision C, Division III bears N.85°20'E. 24.35 ft.; THENCE S.5°16'E. 290.00 ft. along a fence and with the East line of said Goff tract, same being the West line of said Lafoy tract, to a set 1/2" iron rod in the South line of Subdivision C and the North line of Subdivision E for the Southeast corner of said Goff tract and this tract, same being an ell corner in the West line of said Lafoy tract;
 THENCE S.85°20'W. 126.36 ft. with the South line of Subdivision C and the North line of Subdivision E to a set 1/2" iron rod for the Southwest corner of this tract, from which corner the Southwest corner of said Goff tract and the Southeast corner of the Booker T. Jones tract of record in Vol. 553, Pg. 160, L.C.D.R. bears S.85°20'W. 115.33 ft.;
 THENCE N.4°40'W. 290.00 ft. to a set 1/2" iron rod in the South line of said Sumpter Street and the North line of said Goff tract for the Northwest corner of this tract, from which corner a found 1/2" iron rod for the Northwest corner of said Goff tract bears S.85°20'W. 115.33 ft. and from which Goff Northwest corner a found 1/2" iron rod for the Northwest corner, Subdivision D, Division III bears S.85°20'W. (basis of bearing) 495.50 ft.;
 THENCE N.85°20'E. 125.32 ft. with the South line of said Sumpter Street, and the North line of said Subdivision C and said Goff tract to the point of BEGINNING, containing 0.644 acres.

Filed for Record in:
Limestone County

On: Aug 24, 2015 at 04:46P

By: Dalores Crabb

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Aug 24, 2015

Peggy Beck, County Clerk
Limestone County