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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2015 JUL 13 AM 10:56

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 07/08/2004 and recorded in Book 1296 Page 0288 Document 06891 real property records of Hill County, Texas. Re-filed in Book 1815 Page 689 real property records of Hill County, Texas.

3. Date, Time, and Place of Sale.

Date: 08/04/2015

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.

Place: Hill County Courthouse, Texas, at the following location: EAST DOOR OF THE HILL COUNTY 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.

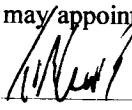
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation 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 DAVID S RAYBURN AND RETA C RAYBURN, provides that it secures the payment of the indebtedness in the original principal amount of \$111,000.00, 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., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8 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-R8 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 the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-002095-670
103 N BARRON ST
COVINGTON, TX 76636


TIM LEWIS, DENISE BOERNER, BRENDA WIGGS,
DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS,
ANGELA LEWIS, JUANITA COX, JIMMY CARROLL
BREWER, STEPHEN RAWLINGS, DIASHA PERKINS,
MICHAEL W. ZIENTZ, OR CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

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 TRACT OR PARCEL OF LAND SITUATED IN THE ORIGINAL TOWN OF COVINGTON, BEING ALL OF LOT 4 AND A PART OF LOT 5, BLOCK 28, ACCORDING TO THE PLAT RECORDED IN VOLUME 85, PAGE 98, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING THAT SAME 0.55 ACRE TRACT OF LAND CONVEYED TO STEPHAN M. CLARK, ET UX BY DEED RECORDED IN VOLUME 647, PAGE 570, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND FOR A CORNER ON THE WEST LINE OF OLD HIGHWAY NO. 171 (NORTH BARRON STREET), BEING THE NORTHEAST CORNER OF SAID LOT 4, ALSO BEING THE NORTHEAST CORNER OF SAID CLARK TRACT;

THENCE SOUTH 15 DEGREES 32 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID OLD HIGHWAY NO. 171 AND THE EAST LINE OF SAID CLARK TRACT A DISTANCE OF 103.77 FEET TO A ½" IRON ROD FOUND FOR A CORNER OF THE NORTHLINE OF FARM MARKET HIGHWAY NO. 67, BEING THE SOUTHEAST CORNER OF SAID CLARK TRACT;

THENCE SOUTH 83 DEGREES 06 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID FARM MARKET HIGHWAY NO. 67 AND THE SOUTH LINE OF SAID CLARK TRACT A DISTANCE OF 229.70 FEET TO A ½" IRON ROD FOUND FOR A CORNER ON THE NORTH LINE OF SAID FARM MARKET HIGHWAY NO. 67, BEING THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 11 DEGREES 23 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID CLARK TRACT A DISTANCE OF 152.15 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER, BEING THE MOST NORTH NORTHWEST CORNER OF SAID CLARK TRACT;

THENCE NORTH 75 DEGREES 46 MINUTES, 04 SECONDS, EAST ALONG A NORTH LINE OF SAID CLARK TRACT AND GENERALLY ALONG A FENCE LINE A DISTANCE OF 27.56 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER, BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CLARK TRACT;

THENCE SOUTH 12 DEGREES 19 MINUTES 03 SECONDS EAST ALONG AN EAST LINE OF SAID CLARK TRACT A DISTANCE OF 59.28 FEET TO A ½" IRON ROD FOUND FOR A CORNER, BEING AN ELL CORNER OF SAID CLARK TRACT;

THENCE NORTH 81 DEGREES 13 MINUTES 00 SECONDS, EAST ALONG A NORTH LINE OF SAID CLARK TRACT A DISTANCE OF 193.32 FEET TO A POINT OF BEGINNING AND CONTAINING 0.55 ACRE OF LAND, MORE OR LESS.