

2013-020
FILED FOR RECORD
AT 1:50 O'CLOCK P.M.

DEC 17 2013

SHERRY DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 5, 2003, Jason Anderson and Tangie Anderson ("Borrower") executed a Deed of Trust in favor of Countrywide Home Loans Inc. ("Deed of Trust"). The Deed of Trust was recorded in Book 1653, Page 0545 in Navarro County, Texas on September 11, 2003; and

WHEREAS, Green Tree Servicing, LLC ("Green Tree") is now the owner and holder of the Deed of Trust; and

WHEREAS, Jamie E. Silver or B. Bruce Johnson or James H. Morgenstern or Randy Daniel or Cindy Daniel or Jim O'Bryant have been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

WHEREAS, default has occurred under the Deed of Trust and Green Tree has instructed the Substitute Trustee to sell the property under the following terms and conditions.

Property To Be Sold. SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Date, Time and Place of Sale:

Date: January 7, 2014

Time: Beginning no earlier than 11:00 a.m. and no later than three hours thereafter.

Place: Navarro County Texas in the area designated by the Commissioner's Court of Navarro County pursuant to section 51.002 of the Texas Property Code or, if no area is designated by the Commissioner's Court, then the front steps of the courthouse.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash and shall not cover any part of the property that has been released of public record. The beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the property under the terms of the Deed of Trust, the property will be sold in "AS IS, WHERE IS" without any representations and warranties, whatsoever, express or implied, and subject to all matters of record affecting the property. The Substitute 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 Substitute Trustee. The beneficiary may postpone, withdraw or reschedule the sale and the Substitute Trustee need not announce the postponement, withdrawal or rescheduling. The beneficiary may appoint another Substitute Trustee to conduct the sale. Questions concerning the sale may be directed to the undersigned or to the beneficiary, Green Tree at (800) 839-9188.

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.

Dated this 17th day of December, 2013.



JAMIE SILVER, Substitute Trustee
12720 Hillcrest Road, Suite 280
Dallas, Texas 75230
(972) 788-4610 telephone
(972) 386-7694 telecopier

COUNTRYWIDE HOME LOANS, INC.

DATE: 09/05/2003
 CASE #: 09052003
 DOC ID #: 0003145435009003
 BORROWER: JASON ANDERSON
 PROPERTY ADDRESS: 7487 WEST HIGHWAY 22
 BERRY, TX 75102

Branch #: 0000552
 913 NW LOOP 281, SUITE 116
 LONGVIEW, TX 75604
 Phone: (903)759-0980
 Br Fax No.: (903)295-1095

LEGAL DESCRIPTION EXHIBIT A

EXHIBIT "A"

BEING a part of the Samuel Halloway Survey, Abstract 405, Navarro County, Texas, and being a part of the tract described in deed from the United States of America to Raymond Hayes recorded in Volume 1258, Page 718, Deed Records, Navarro County, Texas, and being more particularly described by its metes and bounds as follows;

BEGINNING at a 1/2 inch steel rod set on the south line of said Hayes tract, at a point that is S 87° 48' 25" W, 599.52 feet from a 1 inch pipe found at its southeast corner and on the north line of the Second Tract described in deed from R. Matt Dawson, et al, to L.B. Dawson recorded in Volume 756, Page 453 of said Deed Records;

THENCE S 87° 48' 25" W, with the common line of said Hayes and Dawson tracts, 424.76 feet to a 1/2 inch steel rod set in the centerline of a creek;

THENCE with the centerline of said creek the following courses and distances, N 69° 32' 40" E, 78.63 feet N 32° 24' 18" E, 62.43 feet N 74° 57' 50" W, 133.79 feet, N 41° 21' 05" W, 83.17 feet, N 29° 55' 11" W, 92.21 feet and N 9° 44' 91" W, 32.94 feet to a 1/2 inch steel rod set on the north line of said Hayes tract and the south line of State Highway 22;

THENCE with the common line of said Hayes tract and Highway, S 86° 39' 00" E, (bearing base line) 285.46 feet to a 1/2 inch steel rod set, N 3° 21' 00" E, 25.00 feet to a 1/2 inch steel rod set and S 86° 39' 00" E, 282.23 feet to a 1/2 inch steel rod set;

THENCE S 3° 21' 00" W, 285.71 feet to the point of beginning and containing approximately 2.919 acres of land.

FHA/VACONV
 Legal Description Exhibit A
 2C404-XX (04/03)(d)

