

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**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.**

1. Date, Time, and Place of Sale.

Date: April 02, 2013

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 13, 2007 and recorded in Document CLERK'S FILE NO. 7008 real property records of NAVARRO County, Texas, with THOMAS GEORGE ANTHAMATTEN, SR. AND CYNTHIA M. ANTHAMATTEN, grantor(s) and PRIORITY ONE MORTGAGE CORP, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS GEORGE ANTHAMATTEN, SR. AND CYNTHIA M. ANTHAMATTEN, securing the payment of the indebtedness in the original principal amount of \$147,487.60, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY ONE MORTGAGE CORP. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. PRIORITY ONE MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIORITY ONE MORTGAGE CORP.  
2020 E. JOYCE BLVD SUITE 1  
FAYETTEVILLE, AR 72704

*J. Howell*  
J.HOWELL, OR B.HOWELL  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

2013 44  
FILED FOR RECORD  
AT 10:45 O'CLOCK A.M.  
MAR 11 2013

SHERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY DEPUTY



NOS20120186200022

## EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JOHN HUNTER SURVEY ABSTRACT 383, NAVARRO COUNTY, TEXAS, AND BEING ALL OF A CALLED 10.20 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1820, PAGE 860 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, THE SAME KNOWN AS TRACT 22, NAVARRO HEIGHTS, AN UNRECORDED SUBDIVISION. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF THIS TRACT AND THE ABOVE MENTIONED 10.20 ACRE TRACT LOCATED AT THE CENTERLINE INTERSECTION OF COUNTY ROAD NO. NE3170-A AND COUNTY ROAD NO. NE 3170-B; WITNESS; N15 DEG 49'38"E 44.09 FEET, A FOUND 1/2" IRON ROD.

THENCE WITH SAID CENTERLINE OF COUNTY ROAD NO. NE3170-B N27 DEG 06'12"W 670.52 FEET TO THE NORTHWEST CORNER OF THIS TRACT; WITNESS: N70 DEG 59'57" E 35.4 FEET, A FOUND 1/2" IRON ROD.

THENCE N70 DEG 59'57"E 803.53 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S60 DEG 12'06"E E 204.77 FEET TO THE SOUTHEAST CORNER OF THIS TRACT LOCATED IN SAID CENTERLINE OF COUNTY ROAD NO. NE3170-A, WITNESS: N60 DEG 12'06"W 30.33 FEET, A FOUND 1/2" IRON ROD.

THENCE WITH SAID CENTERLINE S19 DEG 29'08"W 215.49 FEET, S25 DEG 49' 01"W 183.63 FEET, S33 DEG 16'35"W 133.42 FEET, S47 DEG 33' 09"W 130.32 FEET AND S58 DEG 43'07"W 363.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.20 ACRES OF LAND OF WHICH APPROXIMATELY 1.14 ACRES LIE WITHIN SAID ROADS.



NOS20120186200022