

2015 Dec
FILED FOR RECORD
AT 12 O'CLOCK P M.

NOV 23 2015

SELECT PORTFOLIO SERVICING, INC. (SPS)
GRIFFIN, KENNETH D. AND SUSAN SHAE
107 MUNNS, POWELL, TX 75153

CONVENTIONAL
Our File Number: 14-015211

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

DEPUTY

NOTICE OF TRUSTEE'S SALE

BY

WHEREAS, on November 21, 2002, KENNETH D. GRIFFIN AND SUSAN SHAE GRIFFIN HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to RANDY TEAKELL, as Trustee, the Real Estate hereinafter described, to CONSECO FINANCE SERVICING CORP. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of NAVARRO COUNTY, TX and is recorded under Clerk's File/Instrument Number 10933 Volume 1606, Page 0210, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on May 27, 2015 under Cause No. D15-24041-CV in the 13th Judicial District Court of Navarro COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, January 5, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of NAVARRO county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of NAVARRO, State of Texas:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 0.584 ACRES, SITUATED IN THE W.W. CLARK SURVEY, ABSTRACT NO. 181, IN THE TOWN OF POWELL, NAVARRO COUNTY, TEXAS, AND BEING PART OF THE TRACT CONVEYED IN VOLUME 297 PAGE 427, IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID 0.584 ACRE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address:

107 MUNNS
POWELL, TX 75153

Mortgage Servicer:

SELECT PORTFOLIO SERVICING, INC.

Noteholder:

BANK OF NEW YORK MELLON (FKA BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK), AS TRUSTEE, IN TRUST FOR THE HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2003-BC2
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH 84115

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

Sharon Pierre 11-23-15
SUBSTITUTE TRUSTEE
SHARON ST. PIERRE OR ROBERT LAMONT OR
SHERYL LAMONT
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

EXHIBIT "A"

All that certain lot, tract, or parcel of land, being 0.584 acres, situated in the H. W. Clark Survey, Abstract No. 181, in the Town of Powell, Navarro County, Texas, and being part of the tract conveyed in Volume 297 Page 427, in the Deed Records of Navarro County, Texas. Said 0.584 acres is more fully described as follows;

Beginning at a 3/8" rod found for corner, in the east corner of this tract and the above mentioned tract and in the intersection of the north line of Texas State Highway No. 31 and the southwest line of Nunn Street;

Thence south 80 degrees 30 minutes 00 seconds west along the north line of Texas State Highway No. 31 a distance of 157.00 feet to a 3/8" rod found for corner, and this line is the base bearing, as per deed records;

Thence north 28 degrees 02 minutes 24 seconds west a distance of 148.34 feet to a 1/8" rod found for corner;

Thence north 60 degrees 30 minutes 52 seconds east a distance of 142.46 feet to a 3/8" rod found for corner, in the southwest line of Nunn Street;

Thence south 29 degrees 52 minutes 00 seconds east along the southwest line of Nunn Street to the place of beginning and containing 0.584 acres of land.

R35005

Filed for Record in:
Navarro County

On: Oct 06, 2015 at 12:56P

As a
Recordings

Document Number: 1ABD7156

Amount: 30.00

Receipt Number - 62967
By:
Kris Daven

STATE OF TEXAS COUNTY OF NAVARRO
I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded and stamped hereon by me.

Oct 06, 2015

Sherry Daud, COUNTY CLERK
Navarro County

TX001

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