

TS#: TX1200247963  
LOAN TYPE: Conventional

2014-46  
FILED FOR RECORD  
AT 10:30 O'CLOCK A.M.

NOTICE OF TRUSTEE'S FORECLOSURE SALE

MAR 10 2014

SMERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
DEPUTY

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

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING THE SOUTH FIFTY (50) FEET OF LOTS 7, 8 AND 9 IN BLOCK NO. 4 OF THE CITY OF FROST ACCORDING TO THE MAP OF SAID RECORDED IN VOLUME 80 , PAGE 5 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON STAKE IN THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 4 AT THE INTERSECTION OF THE WEST LINE OF ALLEN STREET WITH THE NORTH LINE OF STROUND STREET;

THENCE SOUTH 60° WEST WITH NORTH LINE OF STROUND STREET TO AN IRON STAKE AT THE SOUTHWEST CORNER OF LOT 9 IN BLOCK NO 4 AT 150 FEET;

THENCE NORTH 30° WEST 58 FEET WITH WEST LINE OF SAID LOT 9 TO AN IRON STAKE FOR CORNER;

THENCE NORTH 60° EAST 150 FEET TO AN IRON STAKE, SET AT EAST LINE OF LOT 7 IN BLOCK 4 ON WEST LINE OF ALLEN STREET;

THENCE SOUTH 30° EAST 50 FEET WITH WEST LINE OF ALLEN STREET TO THE PLACE BEGINNING. WHICH SAID LAND IS FULLY DESCRIBED IN SAID DEED OF TRUST.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in 008805 the real property records of NAVARRO County, TX.

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

Dated: 04/01/2014

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

Place THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

The Deed of Trust permits the Mortgagee to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but 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.

Pursuant to the Deed of Trust, the beneficiary 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.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 trustee or any substitute trustee.

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by

**NICHOLAS A STAMPER AND WIFE, CRYSTAL L STAMPER**

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of **\$16,875.00**, and payable to the order of **CEDAR CREEK BANK**; (b) all renewals and extensions of the note, if applicable; (c) any and all present and future indebtednesses owed to **Bayview Loan Servicing, LLC**, a

**Delaware Limited Liability Company** who is the current owner and holder of the "Obligations" and is the current Mortgagee under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the mortgagee, **Bayview Loan Servicing, LLC, a Delaware Limited Liability Company c/o WRIGHT, FINLAY & ZAK, LLP at (800) 795-5042, 6 CAMPUS CIRCLE, WESTLAKE, TX, 76262.**

**Mortgage Servicing 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 Sec. 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. **BAYVIEW LOAN SERVICING, LLC** as Mortgage Servicer, is representing the current mortgagee whose address is:

**4425 PONCE DE LEON, 5TH FLOOR, CORAL GABLES, FL 33146**

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the Mortgagee has requested me, as **CHET SCONYERS, DEE ANN GREGORY, RANDY DANIEL or CINDY DANIEL or JIM O'BRYANT or SHARON STPIERRE or PATRICIA CRENSHAW or ROBERT LAMONT**

8. , to conduct this sale. Notice is given that before the sale the Mortgagee may appoint another person substitute trustee to conduct the sale.

Date: 3-8-14

Randy Daniel

**CHET SCONYERS, DEE ANN GREGORY, RANDY DANIEL or CINDY DANIEL or JIM O'BRYANT or SHARON STPIERRE or PATRICIA CRENSHAW or ROBERT LAMONT**

**WRIGHT, FINLAY & ZAK, LLP  
6 CAMPUS CIRCLE  
WESTLAKE, TX 76262  
Telephone: (800) 795-5042  
Fax:**