

2013-59

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

FILED

2013 APR 15 A 11:57

CLERK  
NAVARRO COUNTY, TX  
DEPUTY

**DEED OF TRUST INFORMATION:**

**Date:** 10/06/2010  
**Grantor(s):** BENJAMIN JAMES O'NEAL, VALERIE BETH O'NEAL  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$125,649.00  
**Recording Information:** Instrument 00007202  
**Property County:** Navarro  
**Property:** ALL THOSE CERTAIN LOTS, TRACTS OR PARCEL OF LAND BEING LOTS FIVE (5) AND SIX (6), IN THE KEMOTTE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 44, PLAT RECORDS, NAVARRO COUNTY, TEXAS.  
**Reported Address:** 8676 NORTHEAST COUNTY ROAD 2075, POWELL, TX 75153-8832

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** JPMorgan Chase Bank, N.A.  
**Mortgage Servicer:** JPMorgan Chase Bank, National Association  
**Current Beneficiary:** JPMorgan Chase Bank, N.A.  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of May, 2013  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT STEPS OF THE COURTHOUSE in Navarro County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.  
**Substitute Trustee(s):** Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Hayden Hooper, Jeff Martin, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act  
**Substitute Trustee Address:** 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Hayden Hooper, Jeff Martin, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Hayden Hooper, Jeff Martin, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,  
/s/ Suzanne Suarez

Buckley Madole, P.C.