

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

**DEED OF TRUST INFORMATION:**

**Date:** 10/06/2010  
**Grantor(s):** VALERIE BETH O'NEAL, JOINED HEREIN PRO FORMA BY HER HUSBAND,  
BENJAMIN JAMES 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:**

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of November, 2014  
**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, Sammy Hooda, Michael  
Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne  
Suarez or Adam Womack, 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, Sammy Hooda, Michael Burns, Alexander Wolfe,  
Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.

2014-141  
**FILED FOR RECORD**  
AT 1:20 O'CLOCK P.M.