

C&S No. 44-13-2461 / Conventional / Yes  
JPMorgan Chase Bank, National Association

## NOTICE OF TRUSTEE'S SALE

**SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS**

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

FILED FOR RECORD

AT 12:55 OCLOCK 8 M.

**Date of Security Instrument:** April 01, 2010

2016-156

NOV 14 2016

**Grantor(s):** Tammy Horton, a single person

Original Trustee: Richard Duncan

**SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS**

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Cendera Funding, Inc. its successors and assigns

**Recording Information:** Clerk's File No. 00002314, in the Official Public Records of NAVARRO County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 12/06/2016 **Earliest Time Sale Will Begin:** 11:00 AM

**The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.**

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**Legal Description:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C.W. PETERS SURVEY, ABSTRACT NO. 899, NAVARRO COUNTY, TEXAS, AND BEING TRACT NO.5 OF HIGH MEADOW ESTATES, A SUBDIVISION IN NAVARRO COUNTY, TEXAS, ACCORDING TO MAP AND PLAT THEREOF AS SHOWN ON RECORD IN VOLUME 4, PAGE 69 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

Sharon St. Pierre as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Phillip Pierceall as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Daniel Willsie as Successor Substitute Trustee, Jullena James as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Tanya Graham as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

11-14-16



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