

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

2013-104
FILED FOR RECORD
AT 12:13 O'CLOCK P.M.

JUN 10 2013

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
DEPUTY
SW

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

Date of Security Instrument: April 01, 2010

Grantor(s): Tammy Horton, A Single Person

Original Trustee: Richard Duncan

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Cendera Funding, Inc. its successors and assigns

Recording Information: Volume , Page , or 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, 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: 07/02/2013 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:

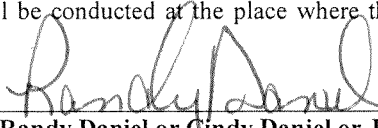
10.406 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 5 OF THE HIGH MEADOWS ESTATE SUBDIVISION OUT OF THE C.W. PETERS SURVEY, A-899 LOCATED IN NAVARRO COUNTY, TEXAS; AND BETTER DESCRIBED IN A DEED FROM GENTRY D. SMITH TO THE VETERANS LAND BOARD OF TEXAS RECORDED IN VOLUME 853, PAGE 532, OF THE DEED RECORDS 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


Randy Daniel or Cindy Daniel or Jim O'Bryant
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305
Irving, TX 75039