

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**DEED OF TRUST INFORMATION:**

Date: 09/25/2009
Grantor(s): RAFAEL ACEVEDO AND LIDIA ACEVEDO, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIME LENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$68,265.00
Recording Information: Page 119 Instrument 00094265
Property County: Limestone
Property:

FIELD NOTES TO ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF GROESBECK, A. VARELA GRANT, A-29, LIMESTONE COUNTY, TEXAS, BEING 0.39 ACRE, MORE OR LESS, AND BEING PART OF A CALLED 0.40 ACRE TRACT AS DESCRIBED IN A DEED EXECUTED SEPTEMBER 29, 2008, FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, TO PRW PROPERTIES, INC. AND RECORDED IN VOLUME 1293, PAGE 422, AND 0.01 ACRE OUT OF A CALLED 6.022 ACRE TRACT AS DESCRIBED IN A DEED DATED JULY 2008, FROM QUAN DUONG NGUYEN, ET UX TO PRW PROPERTIES, INC. AND RECORDED IN VOLUME 1285, PAGE 822, DEED RECORDS, LIMESTONE COUNTY, TEXAS, TO WHICH REFERENCES ARE HEREBY MADE TO FOR ANY AND ALL PURPOSES. SAID TRACT DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A 1/2" IRON ROD (CAPPED R.P.L.S. 4957) SET FOR THIS NORTHERLY CORNER AND THE NORTHERLY CORNER OF THE AFORESAID 0.01 ACRE TRACT. SAME BEING IN THE CURVING SOUTHWESTERLY RIGHT OF WAY OF STATE HIGHWAY 164 (120' R.O.W.- ALSO KNOWN AS YEAGUA STREET); THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, PASSING AT 15.18 FEET A CAPPED 1/2" IRON ROD SET FOR THE COMMON CORNER OF THE REFERENCED TRACTS, FROM WHICH A FOUND 60D NAIL (CALLED A 1/2" IRON ROD) BEARS N 57 DEGREES 09' 57" E 1.14 FEET, CONTINUING ALONG SAID CURVE (CA=01 DEGREES 22' 10", R=3879.99 FEET, LC=\$61 DEGREES 16' 39" E 92.73 FEET) AT A TOTAL DISTANCE OF 92.73 FEET A CAPPED 1/2" IRON ROD SET FOR THIS EASTERLY CORNER AND NORTHERLY CORNER OF A 0.02 ACRE TRACT DESCRIBED THIS SAME DATE; THENCE SOUTH 46 DEGREES 07' 16" WEST 99.24 FEET, WITH THE NORTHWESTERLY LINE OF SAID 0.02 ACRE TRACT AND ACROSS THE REFERENCED 0.40 ACRE TRACT, TO A CAPPED 1/2" IRON ROD SET FOR BEND. SAME BEING IN THE NORTHWESTERLY LINE OF A CALLED 0.40 ACRE TRACT CONVEYED TO THOMAS ECHARTEA AND DIANE SPILLERS BY DEED OF RECORD IN VOLUME 805, PAGE 70; THENCE SOUTH 57 DEGREES 15' 28" WEST 90.07 FEET, WITH THE COMMON LINE OF THE REFERENCED 0.40 ACRE TRACT AND SAID ECHARTEA TRACT, GENERALLY ALONG AN EXISTING FENCE, TO A CHAIN LINK FENCE CORNER POST FOUND FOR THE SOUTHERLY CORNER OF THE REFERENCED 0.40 ACRE TRACT. SAID POINT BEARS N 13 DEGREES 17' 29" W 1.74 FEET FROM A 1/2" IRON ROD FOUND FOR THE WESTERN CORNER OF SAID ECHARTEA 0.40 ACRE TRACT AND IS IN AN OCCUPIED NORTHEASTERLY LINE OF A CALLED 22.65 ACRE TRACT CONVEYED TO H.D. BEARD, ET UX, BY DEED OF RECORD IN VOLUME 533, PAGE 186; THENCE NORTH 63 DEGREES 26' 14" WEST 101.06 FEET (RECORD DISTANCE IS 101.08 FEET), WITH THE COMMON OCCUPIED LINE OF THE REFERENCED 0.40 ACRE TRACT AND SAID 22.65 ACRE TRACT, TO A 60D NAIL FOUND (CALLED TO BE A 1/2" IRON ROD) FOR THE WESTERLY CORNER OF SAID 0.40 ACRE TRACT. SAME BEING IN THE SOUTHEAST LINE OF THE AFORESAID 6.022 ACRE TRACT; THENCE NORTH 57 DEGREES 09' 57" EAST 96.97 FEET (RECORD DISTANCE IS 202.94 FEET), WITH THE COMMON LINE OF THE REFERENCED 0.40 ACRE TRACT AND SAID 6.022 ACRE TRACT, TO A CAPPED 1/2" IRON ROD SET IN SAID LINE FOR A BEND AND THE SOUTHERN CORNER OF THE AFORESAID 0.01 ACRE TRACT; THENCE NORTH 49 DEGREES 21' 04" EAST 98.70 FEET, ACROSS THE AFORESAID 6.022 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 0.01 ACRE, TO THE POINT OF BEGINNING, AND CONTAINING 0.39 ACRE, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT OF EVEN DATE HEREWITH. BEARING NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF THE RAILROAD USING A BEARING OF N 31 DEGREES 25' 33" E.

Reported Address: 602 E. YEAGUA STREET, GROESBECK, TX 76642-1579

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 2nd day of February, 2016
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET in Limestone County, Texas, or, if the preceding area is no longer the designated area, at the area

most recently designated by the Limestone County Commissioner's Court.
Substitute Trustee(s): Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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.

Posted by:

Sharon St. Pierre
 SHARON ST. PIERRE

Filed for Record in:
 Limestone County

On: Jan 11, 2016 at 03:45P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Jan 11, 2016

Peggy Beck, County Clerk
 Limestone County