

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE** OCT 15 2013

**DEED OF TRUST INFORMATION:**

Nicole Tanner  
CLERK COUNTY HILL COUNTY TEXAS  
BY *[Signature]* DEPUTY

**Date:** 04/08/2008  
**Grantor(s):** BILLY BRIAN FITCH, AN UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$51,020.00  
**Recording Information:** Instrument 00015369  
**Property County:** Hill  
**Property:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN HILL COUNTY, TEXAS, BEING A PART OF LOT 6, BLOCK 6 IN THE ORIGINAL TOWN OF HUBBARD, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 41 PAGE 14 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING A PART OF THE SAME TRACT OF LAND DESCRIBED IN THE DEED GILMER K. LEDBETTER TO JIMMY J. LANE DATED JULY 21, 2006, RECORDED IN VOLUME 1429, PAGE 660 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD FOUND AT A CORNER, SAID CORNER BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 75.00 FEET AND SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 150.00 FEET FROM A 5/8 INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 6 OF SAID TOWN, A CONTROL MONUMENT; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 57.85 FEET TO A 5/8 INCH IRON ROD FOUND AT A CORNER; THENCE SOUTH 44 DEGREES 31 MINUTES 08 SECONDS EAST 150.01 FEET TO A 5/8 INCH IRON ROD FOUND AT A CORNER, LYING IN THE NORTHERLY LINE OF 6TH STREET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 56.59 FEET ALONG SAID NORTHERLY LINE OF 6TH STREET TO A 5/8 INCH IRON ROD FOUND AT A CORNER; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING .20 ACRES OF LAND MORE OR LESS.

**Reported Address:** 303 N.E. 6TH STREET, HUBBARD, TX 76648

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of November, 2013  
**Time of Sale:** 11:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

**Substitute Trustee(s):** Cecil Kester or Brian Jackson or Lori Garner, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, 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 Cecil Kester or Brian Jackson or Lori Garner, Cristina Camarata, Sammy Hooda, Robert Henry 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. Cecil Kester or Brian Jackson or Lori Garner, Cristina Camarata, Sammy Hooda, Robert Henry 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.