

2408 Marshall St, Greenville, TX 75401

18 FEB 13 PM 12:29

18-005118

BY: *[Signature]*

DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 04/03/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hunt County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/30/2004 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's File/Instrument Number, 1224, Page 53, with LARRY JOHNSON and BARBARA JOHNSON (grantor(s)) and NATIONAL CITY MORTGAGE CO DBA COMMONWEALTH UNITED MORTGAGE COMPANY mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LARRY JOHNSON and BARBARA JOHNSON, securing the payment of the indebtedness in the original amount of \$76,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Bank of New York Mellon Trust Company, N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, N.A., the trustee for MASTR Adjustable Rate Mortgages Trust 2004-14,

Mortgage Pass-Through Certificates, Series 2004-14 dated November 1, 2004 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A TRACT OR PARCEL OF LAND SITUATED WITHIN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING A PART OF BLOCK 77, OF THE ORIGINAL TOWN OF GREENVILLE, BEING PART OF TRACT ONE AS DESCRIBED IN A WARRANTY DEED FROM DAVID A. SAMPSON AND WIFE CAROLE L. SAMPSON TO DAVID A. SAMPSON, TRUSTEE, AS RECORDED IN VOLUME 214 AT PAGE 620 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAPPED HIGHWAY MONUMENT FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID TRACT 1, SAID POINT OF BEGINNING BEING AT THE INTERSECTION OF THE NORTH LINE OF MARSHALL STREET (A 35' R.O.W.) AND THE EAST LINE OF JOHNSON STREET (R.O.W. VARIES);

THENCE N. 13 DEG. 33 MIN. 44 SEC. E. ALONG THE EAST LINE OF JOHNSON STREET, A DISTANCE OF 125.87 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE N. 87 DEG. 41 MIN. 51 SEC. E. A DISTANCE OF 71.97 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;



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THENCE S. 02 DEG. 18 MIN. 09 SEC. E. A DISTANCE OF 125.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER ON THE SOUTH LINE OF SAID BLOCK 77, SAID CORNER BEING ON THE SOUTH LINE OF SAID TRACT 1, SAID CORNER ALSO BEING ON THE NORTH LINE OF MARSHALL STREET;

THENCE N. 90 DEG. 00 MIN. 00 SEC. W. (BEARING BASIS ACCORDING TO THE SOUTH LINE OF SAID TRACT 1) ALONG THE SOUTH LINE OF SAID BLOCK 77, THE SOUTH LINE OF SAID TRACT 1, AND THE NORTH LINE OF MARSHALL STREET, A DISTANCE OF 106.47 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.253 ACRES OF LAND.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. The Bank of New York Mellon Trust Company, N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, N.A., the trustee for MASTR Adjustable Rate Mortgages Trust 2004-14,

Mortgage Pass-Through Certificates, Series 2004-14 dated November 1, 2004, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PNC Mortgage
3232 Newmark Drive
Miamisburg, OH 45342



SUBSTITUTE TRUSTEE

Coury Jacocks, Esq., Jennifer A. Hooper, Esq.,
Robert LaMont, David Sims, Harriett Fletcher,
Sheryl LaMont, Allan Johnston, Sharon St. Pierre,
Randy Daniel, Ronnie Hubbard 1320 Greenway
Drive, Suite 300 Irving, TX 75038

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

NOTARY PUBLIC in and for

COUNTY

My commission expires: _____
Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Hunt County Clerk and caused to be posted at the Hunt County courthouse this notice of sale.

Declarants Name: _____
Date: _____