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FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT COUNTY, TX  
19 JAN 24 PM 12:19  
BY: *C. J. [Signature]*  
DEPUTY

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 08/06/2004  
**Grantor(s):** LARRY JOHNSON AND BARBARA JOHNSON, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$76,140.00  
**Recording Information:** Book 1202 Page 490 Instrument 12985  
**Property County:** Hunt  
**Property:**

BEING A TRACT OR PARCEL OF LAND SITUATED WITHIN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF BLOCK 463 OF THE ORIGINAL TOWN OF GREENVILLE, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C ON SLIDE 188 OF THE PLAT RECORDS OF HUNT COUNTY, BEING THE SAME TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM CHARLES WILLIAM JOHNSON TO A.L. JIMMERSON AS RECORDED IN VOLUME 834 AT PAGE 424 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE SOUTHEAST CORNER OF SUBJECT TRACT, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A 0.1928 ACRE TRACT OF LAND AS CONVEYED TO WILLIE C. CHAMPION AS RECORDED UNDER HUNT COUNTY APPRAISAL DISTRICT NO. R73038;

THENCE S. 90 DEG. 00 MIN. 00 SEC. W ALONG THE SOUTH LINE OF SUBJECT TRACT, A DISTANCE OF 105.00 FEET TO AN "X" SET IN CORNER FOR A CORNER AT THE SOUTHWEST CORNER OF SUBJECT TRACT, SAID CORNER BEING ON THE EAST LINE OF WRIGHT STREET (A 40' R.O.W.) AND THE WEST LINE OF SAID BLOCK 463;

THENCE N. 00 DEG. 00 MIN. 00 SEC. E ALONG THE EAST LINE OF WRIGHT STREET, THE WEST LINE OF SAID BLOCK 463, AND THE WEST LINE OF SUBJECT TRACT, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE NORTHWEST CORNER OF SUBJECT TRACT;

THENCE N. 90 DEG. 00 MIN. 00 SEC. E ALONG THE NORTH LINE OF SUBJECT TRACT, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE NORTHEAST CORNER OF SUBJECT TRACT;

THENCE S. 00 DEG. 00 MIN. 00 SEC. W. ALONG THE EAST LINE OF SUBJECT TRACT, A DISTANCE OF 60.00 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.145 ACRES OF LAND.

**Reported Address:** 1901 WRIGHT STREET, GREENVILLE, TX 75401

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Deutsche Bank National Trust Company, as Trustee for IndyMac INDX Mortgage Loan Trust, Series 2004-AR6, Mortgage Pass-Through Certificates, Series 2004-AR6

**Mortgage Servicer:** Specialized Loan Servicing LLC

**Current Beneficiary:** Deutsche Bank National Trust Company, as Trustee for IndyMac INDX Mortgage Loan Trust, Series 2004-AR6, Mortgage Pass-Through Certificates, Series 2004-AR6

**Mortgage Servicer Address:** 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of March, 2019

**Time of Sale:** 1:00PM or within three hours thereafter.

**Place of Sale:** AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.

**Substitute Trustee(s):** Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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 Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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. Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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,

Bonial & Associates, P.C.