

1715 HEMPHILL STREET
GREENVILLE, TX 75401

00000007464589

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: May 07, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2004 and recorded in Document VOLUME 1186, PAGE 489 AS AFFECTED BY VOLUME 1194, PAGE 465 real property records of HUNT County, Texas, with LARRY JOHNSON AND BARBARA JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LARRY JOHNSON AND BARBARA JOHNSON, securing the payment of the indebtednesses in the original principal 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. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2004-11AR MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11AR is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SPECIALIZED LOAN SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SPECIALIZED LOAN SERVICING LLC
8742 LUCENT BLVD., SUITE 300
HIGHLANDS RANCH, CO 80129

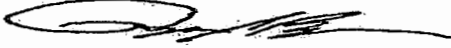


NTSS00000007464589

FILE FOR RECORD
JENNIFER LINZWEIG
COUNTY CLERK HUNT CO. TX
19 APR 15 PM 1:00
BY: DEPUTY

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RANDY DANIEL OR CINDY DANIEL OR LIZ HACH OR CHERYL HARRIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF LOT 1, OF BLOCK 6, OF THE GEE ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AS RECORDED IN CABINET C ON SLIDE 120 OF THE PLAT RECORDS HUNT COUNTY, SAME BEING PART OF LOT 1, BLOCK 155 OF THE ORIGINAL TOWN OF GREENVILLE, HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN ASPHALT FOR A CORNER AT THE NORTHWEST CORNER OF SAID BLOCK 6, SAID POINT OF BEGINNING BEING AT THE INTERSECTION OF THE SOUTH LINE OF HEMPHILL STREET (A 40' R.O.W.) AND THE EAST LINE OF TRAVIS STREET (A 32' R.O.W.);

THENCE N. 90 DEG. 00 MIN. 00 SEC. E ALONG THE NORTH LINE OF SAID BLOCK 6 AND THE SOUTH LINE OF HEMPHILL STREET, A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

THENCE S. 00 DEG. 00 MIN. 00 SEC. W A DISTANCE OF 108.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

THENCE N. 90 DEG. 00 MIN. 00 SEC. W. A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER ON THE WEST LINE OF SAID BLOCK 6 AND THE EAST LINE OF TRAVIS STREET;

THENCE N. 00 DEG. 00 MIN. 00 SEC. E. ALONG THE WEST LINE OF SAID BLOCK 6 AND THE EAST LINE OF TRAVIS STREET, A DISTANCE OF 108.00 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.186 ACRE OF LAND, MORE OR LESS.