

OCT 21 2021

NOTICE OF TRUSTEE'S SALE

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By *[Signature]*

Assert and protect your rights as a member of the armed forces of the United States. If you 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 30, 2004 and recorded under Vol. 1224, Page 53, or Clerk's File No. 16019, in the real property records of HUNT County, Texas, with Larry Johnson and Barbara Johnson Husband and Wife as Grantor(s) and National City Mortgage Co dba Commonwealth United Mortgage Company as Original Mortgagee.

Deed of Trust executed by Larry Johnson and Barbara Johnson Husband and Wife securing payment of the indebtedness in the original principal amount of \$76,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Larry Johnson and Barbara Johnson. 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 (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: P.O. Box 1820, Dayton, OH 45401-1820.

Legal Description:

BEING A TRACT OR PARCEL OD 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 IN EXHIBIT "A":

SALE INFORMATION

Date of Sale: 12/07/2021

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: HUNT County Courthouse, Texas at the following location: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the



10. 100

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22. 100

23. 100

24. 100

25. 100

right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200



Robert LaMont David Sims, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Cheryl Harris, Cindy Daniel, Liz Hach, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee

Posted October 21, 2021

EXHIBIT "A"

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. 31 sec. E. a distance of 71.97 feet to a 1/2 inch iron rod set for a corner;

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.