1/30/12 9:28:03
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF Union

WHEREAS, on the 27th day of July, 2006, and acknowledged on the 27th day of July, 2006, Timothy N. Johnson, Husband and Wife, and Joyce A. Johnson, Husband and Wife, executed and delivered a certain Deed of Trust unto ReconTrust Company, N.A., Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Union County, Mississippi in Instrument # 063662; and

WHEREAS, on the 29th day of August, 2011, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto The Bank Of New York Mellon fka The Bank Of New York,as Trustee For The Certificateholders Of The CWABS, Inc., Asset-backed Certificates, Series 2006-19, by instrument recorded in the office of the aforesaid Chancery Clerk in Instrument #2011002807; and

WHEREAS, on the 5th day of January, 2012, the Holder of said Deed of Trust substituted and appointed Michael Jedynak as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Instrument #2012000120; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 22nd day of February, 2012, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the north front door of the Union County Courthouse at New Albany, Mississippi, for cash to the highest bidder, the following described land and property situated in Union County, Mississippi, to-wit:

Commencing at an iron pin at the Northeast corner of the Northwest Quarter of Section 9, Township 7 South, Range 3 East, Union County, Mississippi; thence run North 89 degrees 29 minutes 32 seconds West 2,646.66 feet to an iron pin; thence South 00 degrees 35 minutes 38 seconds East 593.79 feet to an iron pin; thence South 01 degrees 10 minutes 51 seconds East 79.96 feet to an iron pin at the back of the curb on the East side of North Street for the point of beginning; thence run North 88 degrees 50 minutes 24 seconds East 119.97 feet to an iron pin; thence North 01 degrees 07 minutes 44 seconds West 79.99 feet to an iron pin; thence North 88 degrees 49 minutes 44 seconds East 89.95 feet to an iron pin; thence North 06 degrees 08 minutes 43 seconds West 163.25 feet to an iron pin; thence North 89 degrees 31 minutes 18 seconds East 65.00 feet to an iron pin; thence South 04 degrees 27 minutes 51 seconds East 254.83 feet to an iron pin; thence South 87 degrees 06 minutes 57 seconds West 138.21 feet to an iron pin; thence South 88 degrees 46 minutes 44 seconds West 137.31 feet to an iron pin at the back of the aforesaid curb; thence North 01 degrees 10 minutes 51 seconds West, along the back of said curb, 16.85 feet to the point of beginning, said tract lying in the Northwest Quarter of Section 9, Township 7 South, Range 3 East, and containing 0.61 acre.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 24th day of January, 2012.

2-22-12

Michael Jedynak
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020

DMM/F11-2459

PUBLISH: 2.1.12/2.8.12/2.15.12