

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/12/2010

**Grantor(s)/Mortgagor(s):**  
JACOB D. HOOKER AND SPOUSE, RHONDA HOOKER

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2010000659

**Property County:**  
CASS

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** SEE EXHIBIT "A"

**Date of Sale:** 6/4/2019


**Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** Cass County Courthouse, 100 Houston, Linden, TX 75563 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

  
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Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Pat Walker or Sue Spasic  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED FOR RECORD  
2019 APR 11 AM 10:56  
AMY L. VARNELL  
CASS COUNTY CLERK

**MH File Number:** TX-19-71289-POS  
**Loan Type:** FHA

**TX-19-71289-POS**

**EXHIBIT "A"**

**All that certain 0.64 acre tract of land in the David Scott Survey, A-1025, Cass County, Texas, being all of that called 0.639 acre tract described in Instrument No. 2007000587, Official Public Records, Cass County, Texas, said 0.64 acre of land being more particularly described by metes and bounds as follows: (Bearing Basis:2007000587)**

**Beginning at: A 1/2" iron rod set in the South right-of-way line of Texas Farm Road No. 74 ( West Cypress Street) for the Northeast corner of this tract, the centerline intersection of Texas Farm Road No. 74 and Cass County Road No. 4814 ( South Hurt Street) bears N 77° 20' W, 431.2 feet;**

**Thence: SOUTH, 175.00 feet to a 5/8" iron rod found for the Southeast corner of this tract;**

**Thence: S 69° 30' 32" W, 150.00 feet to a 1/2" iron rod set for the Southwest corner of this tract;**

**Thence: N 10° 06' 13 " W, 174.23 feet to a 1/2" iron rod set in the South right-of-way line of Texas Farm Road No. 74 for the Northwest corner of this tract;**

**Thence: N 71° 52' 50" E, 180.00 feet along and with said South right-of-way to the Point of Beginning, containing 0.64 acre of land, more or less.**