

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 113777-TX

Date: July 3, 2023

County where Real Property is Located: Cooke

ORIGINAL MORTGAGOR: SCOTT E. JOHNSON AND DION D. JOHNSON, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS, LLC, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 8/10/2020, RECORDING INFORMATION: Recorded on 8/14/2020, as Instrument No.
2020-6338 in Book OPR2353 Page 29

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION):

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T.J. HUTCHINSON
SURVEY, ABSTRACT NUMBER 483**

**AND THE ELIZABETH SPENCER SURVEY, ABSTRACT NUMBER 922, COUNTY OF COOKE,
STATE OF TEXAS, SAID TRACT**

**BEING PART OF A CALLED 18.987 ACRE TRACT AS DESCRIBED IN DEED TO DALE A. GARRETT,
FILED 29 OCTOBER 1998,**

**AND RECORDED IN VOLUME 1030 PAGE 660 OF THE DEED RECORDS OF THE COUNTY OF
COOKE, STATE OF TEXAS, AND**

**SAID TRACT BEING ALL OF LOT 1 AND PART OF LOT 5 OF THE OAKRIDGE RANCH ESTATES,
FILED 21 APRIL 1988, AND**

**RECORDED IN CABINET A SLIDE 54 OF THE PLAT RECORDS OF SAID COOKE COUNTY, TEXAS,
AND BEING COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **9/5/2023**, the foreclosure sale will be conducted in
Cooke County in the place designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute

**PAM HARRISON
COUNTY CLERK, COOKE CO. TX**

Page 1 of 3

Be DEPUTY



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Matter No.: 113777-TX

Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

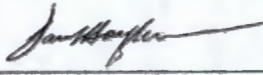
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, TERRY WATERS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, CAROL DUNMON, CHASITY LEWALLEN, JANE KLINE, PAYTON HREHA, AUCTION.COM, PAUL A. HOEFKER or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

Matter No.: 113777-TX

EXHIBIT A - LEGAL DESCRIPTION

TS# 113777-TX

Tax Id Number(s): 0483-006-00000, 0922-008-00000

Land situated in the City of Gainesville in the County of Cooke in the State of TX

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T.J. HUTCHINSON SURVEY, ABSTRACT NUMBER 483 AND THE ELIZABETH SPENCER SURVEY, ABSTRACT NUMBER 922, COUNTY OF COOKE, STATE OF TEXAS, SAID TRACT BEING PART OF A CALLED 18.987 ACRE TRACT AS DESCRIBED IN DEED TO DALE A. GARRETT, FILED 29 OCTOBER 1998, AND RECORDED IN VOLUME 1030 PAGE 660 OF THE DEED RECORDS OF THE COUNTY OF COOKE, STATE OF TEXAS, AND SAID TRACT BEING ALL OF LOT 1 AND PART OF LOT 5 OF THE OAKRIDGE RANCH ESTATES, FILED 21 APRIL 1988, AND RECORDED IN CABINET A SLIDE 54 OF THE PLAT RECORDS OF SAID COOKE COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A PIPE FENCE CORNER POST, SAID POST BEING THE NORTHWEST CORNER OF SAID GARRETT TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1 SAID POST ALSO BEING ON THE EAST SIDE OF COOKE COUNTY ROAD NUMBER 107;

THENCE: SOUTH 89 DEGREES 17 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF SAID GARRETT TRACT, SAME BEING THE NORTH LINE OF SAID LOT 1, AND ALONG AND WITH A BARBED WIRE FENCE, A DISTANCE OF 644.81 FEET TO A PIPE FENCE POST FOR AN ANGLE POINT IN THE NORTH LINE OF THIS TRACT;

THENCE: SOUTH 88 DEGREES 49 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID GARRETT TRACT, AND ALONG AND WITH A WIRE FENCE, A DISTANCE OF 456.71 FEET TO A PIPE FENCE CORNER POST FOR THE NORTHEAST CORNER OF SAID GARRETT TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 5;

THENCE: SOUTH 00 DEGREES 00 MINUTES 57 SECONDS WEST, WITH THE EAST LINE OF SAID GARRETT TRACT, AND WITH THE EAST LINE OF SAID LOT 5, AND ALONG AND WITH A BARBED WIRE FENCE, A DISTANCE OF 666.06 FEET TO A FOUND 1/2 INCH STEEL SQUARE TUBING WITH A PLASTIC CAP MARKED CLSC 4577 FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID TUBING BEING THE NORTHEAST CORNER OF A CALLED 7.00 ACRE TRACT AS DESCRIBED IN DEED TO MARK RICHROATH ET UX, KAREN RICHROATH, FILED 20 JUNE 2007, AND RECORDED IN VOLUME 1511 PAGE 20 OF SAID DEED RECORDS;

THENCE: NORTH 89 DEGREES 16 MINUTES 25 SECONDS WEST, WITH THE NORTH LINE OF SAID RICHROATH TRACT, A DISTANCE OF 245.82 FEET TO A SET 1/2 INCH STEEL SQUARE TUBING WITH A PLASTIC CAP MARKED CLSC 4577 FOR A CORNER OF THIS TRACT;

TS# 113777-TX

THENCE: NORTH 00 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 208.72 FEET TO A SET 1/2 INCH STEEL SQUARE TUBING FOR A CORNER OF SAID TRACT;

THENCE: NORTH 89 DEGREES 16 MINUTES 25 SECONDS WEST, A DISTANCE OF 208.72 FEET TO A SET 1/2 INCH STEEL SQUARE TUBING FOR A CORNER OF THIS TRACT;

THENCE: NORTH 00 DEGREES 06 MINUTES 19 SECONDS EAST, WITH THE WEST LINE OF SAID GARRETT TRACT, A DISTANCE OF 120.66 FEET TO A PIPE FENCE CORNER POST FOR AN ELL CORNER OF SAID GARRETT TRACT;

THENCE: NORTH 89 DEGREES 13 MINUTES 53 SECONDS WEST, WITH THE SOUTH LINE OF SAID GARRETT TRACT, AND ALONG AND WITH A BARBED WIRE FENCE, AND PASSING AT 611.87 FEET A PIPE FENCE CORNER POST ON THE EAST SIDE OF SAID ROAD, AND CONTINUING ON SAID COURSE LEAVING SAID FENCE, FOR A TOTAL DISTANCE OF 647.04 FEET TO A FOUND 1/2 INCH STEEL SQUARE TUBING FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID GARRETT TRACT, SAID TUBING BEING IN SAID ROAD;

THENCE: NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, WITH THE WEST LINE OF SAID GARRETT TRACT, AND WITH SAID ROAD PART OF THE WAY, A DISTANCE OF 339.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.018 ACRES OF LAND.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 4476 County Road 107, Gainesville, TX 76240-7947