

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** FEBRUARY 7, 2025

**NOTE:** Note described as follows:

**Date:** MARCH 3, 2006  
**Maker:** LARRY D. HOOKS AND CASSANDRA HOOKS  
**Payee:** THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE,  
FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST  
successor to original lender  
**Original Principal**  
**Amount:** \$247,424.40

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** MARCH 3, 2006  
**Grantor:** LARRY D. HOOKS, CASSANDRA HOOKS  
**Trustee:** JOSEPH H. KELLY, JR.  
**Beneficiary:** THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE,  
FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST  
successor to original lender  
**Recorded:** INSTRUMENT NO. 2006-2415 WHICH WAS RECORDED IN THE  
REAL PROPERTY RECORDS OF HARDIN COUNTY, TEXAS.

**LENDER:** THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR  
MID-STATE CAPITAL CORPORATION 2006-1 TRUST

**BORROWERS:** LARRY D. HOOKS, CASSANDRA HOOKS

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *[Signature]*

2025 FEB 11 AM 10:53

FILED FOR RECORD

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN HARDIN COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

**SUBSTITUTE TRUSTEE:** REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, RON HARMON, KEATA SMITH, MARGIE ALLEN, KYLE BARCLAY, ANGIE BROOKS, JAMES W. KING, RENEE ROBERTS, EDYE PATTERSON, MARC HENRY DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, Eighth Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**APRIL 1, 2025, the first Tuesday of the month, to commence at 11:00 A.M., or within three (3) hours after that time.**

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**In Hardin County, Texas, at the HARDIN COUNTY COURTHOUSE, 300 MONROE, KOUNTZE, TX 77625 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

#### **RECITALS**

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

**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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.**

#### APPOINTMENT OF SUBSTITUTE TRUSTEE

**DEED OF TRUST:** Deed of Trust described as follows:

Date: 3/3/2006 12:00:00 AM  
Grantor: LARRY D. HOOKS, CASSANDRA HOOKS  
Trustee: JOSEPH H. KELLY, JR.  
Beneficiary: THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE,  
FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST  
successor to original lender  
Recorded: INSTRUMENT NO. 2006-2415, WHICH WAS RECORDED IN THE  
REAL PROPERTY RECORDS OF HARDIN COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN «SPECIFIC» COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.*

**SUBSTITUTE TRUSTEE:** REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY

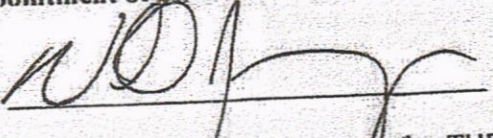
CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, RON HARMON, KEATA SMITH, MARGIE ALLEN, KYLE BARCLAY, ANGIE BROOKS, JAMES W. KING, RENEE ROBERT'S, EDYE PATTERSON, MARC HENRY, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of February 7, 2025, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

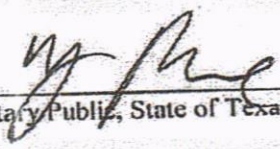
By: 

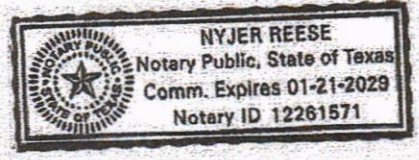
Name: William Jennings, Attorney for THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST and NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned authority, on this day appeared William Jennings and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 7, 2025

  
\_\_\_\_\_  
Notary Public, State of Texas



**Notice of Sale executed by:**

Marc P. Henry

Name: Marc P. Henry

**Substitute Trustee**

EXHIBIT A

Being 0.4513 of an acre of land in the Alfred Ellis League, Hardin County, Texas, said 0.4513 being all of that called 0.451 of an acre in the aforementioned League conveyed by Linda Littlepage Melvin, as the independent Executrix of the Estate of Francine Smith Brashier to David Grissom and wife, Pamela Darlene Grissom by Correction Warranty Deed dated September 16, 2003 and recorded in Volume 1396 Page 598, Deed Records, Hardin County, Texas, said 0.4513 of an acre being out of and a portion of that 1.0 acre tract in the aforementioned League described in Volume 505 Page 73, Deed Records, Hardin County, Texas, said 0.4513 of an acre being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" steel rod (fd) in the North boundary line of a 0.50 of an acre of land in the aforementioned League conveyed by Linda Littlepage Melvin as the independent Executrix of the Estate of Francine Smith Brashier to David Grissom and wife, Pamela Darlene Grissom by Correction Warranty Deed dated September 16, 2003 , (Tract 1) Volume 1396 Page 598, Deed Records, Hardin County, Texas, being also the South Boundary line of said 1.0 acre tract; being also in the East edge of Cemetery Road;

**THENCE** along the East edge of said Cemetery Road the following two courses and distances;

1. North 4 deg 10 min 22 sec West – 105.94 feet (North 4 deg 10 min 22 sec West - 105.96 feet-Vol. 1396 Pg. 598, DRHCT, Basis of bearings) to a 1/2" steel rod (fd)..
2. North 3 deg. 12 min 31 sec West – 49.61 feet to a ½" steel rod (fd) for the Northwest corner of the tract herein described;

**THENCE** South 80 deg 02 min 31 sec East 134.63 feet to a ½" steel rod (fd) in the West boundary line of a 2.66 acre tract in the aforementioned League described in Volume 513 Page 473, Deed Records, Hardin County, Texas, for the Northeast corner of the tract herein described;

**Thence** South 00 deg 25 min 21 sec East - 153.48 feet along the West boundary line of said 2.66 acre tract to a ½" steel rod (fd) marking the Northeast corner of said David Grissom, et ux 0.50 acre tract for the Southeast corner of the tract herein described;

**THENCE** North 80 deg 04 min 17 sec West along the North boundary line of said David Grissom, et ux 0.50 of an acre to the **POINT OF BEGINNING** and containing 0.4513 of an acre of land.

**NOTE;** all ½" steel rod (fd) has a cap stamped "Ogden RPLS 5217"