

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.: 144774-TX

Date: January 30, 2026

County where Real Property is Located: Cooke

ORIGINAL MORTGAGOR: DALEE SMITH, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR AFFILIATED BANK, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: Nationstar Mortgage LLC

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 2/2/2012, RECORDING INFORMATION: Recorded on 2/3/2012, as Instrument No. 00025853 in Book 1787 Page 272 and later modified by a loan modification agreement recorded as Instrument 2017-75875 on 07/24/2017 and later modified by a loan modification agreement recorded as Instrument 2025-2968 on 05/05/2025

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN 0.150 ACRES, MORE OR LESS, SITUATED IN THE T TOBY SURVEY, ABSTRACT NUMBER 1059, COOKE COUNTY, TEXAS, BEING MORE COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/7/2026, the foreclosure sale will be conducted in Cooke County in the area 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 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute 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.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for Nationstar Mortgage LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee whose address is:

Nationstar Mortgage LLC
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019

FILED FOR RECORD
26 FEB -5 PM 1:00
PAM HARRISON
COUNTY CLERK COOKE CO. TX
BY  DEPUTY



Matter No.: 144774-TX

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 SERVICELINK AGENCY SALES AND POSTING, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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: Hollis Hamilton

Hollis Rose Hamilton, Attorney

Aldridge Pite, LLP

3333 Camino Del Rio South, Suite 225

San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP

3333 Camino Del Rio South, Suite 225

P.O. BOX 17935

SAN DIEGO, CA 92108-0935

FAX #: 619-590-1385

Phone: (866) 931-0036

144774-TX

EXHIBIT "A"

1601 BELCHER STREET
0.150 OF AN ACRE

TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE T. TOBY SURVEY, ABSTRACT NUMBER 1059, IN THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN THE GIFT DEED FROM ROBERT J. HENDRY ET.UX. TO LINDA R. COOLEN AND J. DAVID HENDRY RECORDED IN VOLUME 1005 PAGE 20 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID COOLEN TRACT AT THE INTERSECTION OF THE MONUMENTED NORTH LINE OF BELCHER STREET AND MONUMENTED EAST LINE OF HOWETH STREET;

THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS EAST WITH THE EAST LINE OF SAID HOWETH STREET A DISTANCE OF 96.06 FEET TO A CAPPED IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID COOLEN TRACT;

THENCE NORTH 21 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE NORTH LINE THEREOF A DISTANCE OF 56.15 FEET TO A CAPPED IRON ROD SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID COOLEN TRACT IN THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 813 PAGE 429 DEED RECORDS;

THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST WITH SAID SOUTH LINE ALONG AND NEAR A FENCE A DISTANCE OF 27.09 FEET TO A FENCE CORNER POST FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 59 MINUTES 32 SECONDS EAST ALONG A FENCE A DISTANCE OF 148.48 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID COOLEN TRACT ON THE NORTH SIDE OF SAID BELCHER STREET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST ALONG SAID STREET A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 0.150 OF AN ACRE OF LAND MORE OR LESS.

NOTE*** Company does not represent that the above acreage and/or square footage calculations are correct.