

NO. _____ TIME 11:51

MAY 14 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JANEY BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS
Janey Brown

**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.: 148272-TX

Date: May 11, 2026

County where Real Property is Located: Tyler

ORIGINAL MORTGAGOR: KRISTEN RAE BAKER, UNMARRIED

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

CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC

MORTGAGE SERVICER: ROCKET MORTGAGE, LLC

DEED OF TRUST DATED 6/24/2022, RECORDING INFORMATION: Recorded on 6/28/2022, in Book 1305 Page 387 and later modified by a loan modification agreement recorded in Volume 1374 Page 377 on 12/06/2024

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A TRACT OR PARCEL CONTAINING 8.98 ACRES OF LAND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY, SECTION NUMBER 13, ABSTRACT NUMBER 147, IN TYLER COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/7/2026, the foreclosure sale will be conducted in Tyler 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 1:00 PM, 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.

ROCKET MORTGAGE, LLC is acting as the Mortgage Servicer for ROCKET MORTGAGE, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROCKET MORTGAGE, LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

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.



Matter No.: 148272-TX

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 KEATA SMITH, STEPHANIE HERNANDEZ, TIFFANY SANDVICK, 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

Keata Smith
Sub Trustee

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

TS # 148272-TX

EXHIBIT "A"

VOL. 1305 PAGE 397

Being a tract or parcel containing 8.98 acres of land out of the B.B.B. & C.R.R. Company Survey, Section Number 13, Abstract Number 147, in Tyler County, Texas, and being out of and a part of a 10.04 acre tract recorded in Volume 1066, Page 84, Deed Records of Tyler County, Texas, said 8.98 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northeast corner of a 2.00 acre tract recorded in Volume 628, Page 337, Deed Records of Tyler County, Texas and also being in the most Easterly South line of a 16.445 acre tract recorded in Volume 895, Page 909, Deed Records of Tyler County, Texas, said 1/2-inch iron rod having a State Plane Coordinate value of Y= 10,234,526.70 and X=4,235,140.59;

THENCE, North 87 deg. 06 min. 11 sec. East, along the most Easterly South line of said 16.445 acre tract for a distance of 275.30 feet (record = 275.70 feet) to a 1/2-inch iron rod found at the most Northerly Southwest corner of a 35.997 acre tract recorded in Volume 695, Page 676, Deed Records of Tyler County, Texas;

THENCE, North 87 deg. 14 min. 50 sec. East, along an interior line of said 35.997 acre tract for a distance of 50.43 feet (record = 50.00 feet) to a 1/2-inch iron rod found for corner;

THENCE, South 03 deg. 40 min. 51 sec. East, along an interior line of said 35.997 acre tract for a distance of 725.56 feet (record = 725.85 feet) to a 1/2-inch iron rod found at an ell corner of said 35.997 acre tract;

THENCE, South 86 deg. 19 min. 12 sec. West, along an interior line of said 35.997 acre tract for a distance of 49.42 feet (record = 50.00 feet) to a 1/2-inch iron rod capped RPLS 2512 found for the Northeast corner of a 1.07 acre tract recorded in Volume 695, Page 676, Deed Records of Tyler County, Texas;

THENCE, South 43 deg. 17 min. 25 sec. West, along the North line of said 1.07 acre tract for a distance of 163.83 feet to a 1/2-inch iron rod found for corner;

THENCE, South 81 deg. 41 min. 13 sec. West, along the North line of said 1.07 acre tract at 388.51 feet pass the East right-of-way line of a public road known as County Road 4632 and continuing for a total distance of 418.51 feet to a 1/2-inch iron rod capped RPLS 2512 found in the West right-of-way line of said County Road 4632 and being in the East line of a 2.445 acre tract recorded in Volume 1121, Page 855, Deed Records of Tyler County, Texas;

THENCE, North 02 deg. 05 min. 47 sec. West, along the East line of said 2.445 acre tract and the West right-of-way line of said County Road 4632 for a distance of 88.08 feet to a 1/2-inch iron rod capped SESCO found at the Southeast corner of a 1.463 acre tract recorded in Volume 1121, Page 862, Deed Records of Tyler County, Texas;

THENCE, North 02 deg. 13 min. 26 sec. West, along the East line of said 1.463 acre tract and the West right-of-way line of said County Road 4632 for a distance of 247.67 feet to a 1/2-inch iron rod capped J Means found at the most Southerly Southeast corner of said

16.445 acre tract;

VOL. 1305 PAGE 398

THENCE, North 02 deg. 16 min. 21 sec. West, along the most Southerly East line of said 16.445 acres tract and the West right-of-way line of said County Road 4632 for a distance of 163.30 feet to a 1/2 inch iron rod found at the Southwest corner of said 2.00 acre tract;

THENCE, North 86 deg. 59 min. 47 sec. East, along the South line of said 2.00 acre tract at 30.00 feet pass the East right-of-way line of said County Road 4632 and continuing for a total distance of 220.28 feet (record = 220.51 feet) to a 1/2-inch iron rod found at the Southeast corner of said 2.00 acre tract;

THENCE, North 00 deg. 28 min. 54 sec. East, along the East line of said 2.00 acre tract for a distance of 380.44 feet (record = 380.62 feet) to the **POINT OF BEGINNING** and containing 8.98 acres of land, more or less.