

23TX935-0251
905 NORTH 9TH STREET, SAN SABA, TX 76877

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated July 18, 2016 and recorded on July 19, 2016 Book 350 Page 566 in the real property records of SAN SABA County, Texas, which contains a power of sale.

Sale Information: January 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the south steps of the San Saba County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by TARA KETCHUM AND TIMOTHY HUGH KETCHUM secures the repayment of a Note dated July 18, 2016 in the amount of \$100,491.00. LAKEVIEW LOAN SERVICING LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED FOR RECORD
4th day of December 2023
at 3:50 o'clock P M.

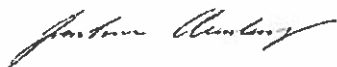
Kim Wells
Clerk County Court, San Saba, Texas

By Whitney Deputy

Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, T. Reynolds Rossington, Martha Rossington, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen, Justin Slone, Linda J. Reppert, Howard Whitney, Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, T. Reynolds Rossington, Martha Rossington, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen, Justin Slone, Linda J. Reppert, Howard Whitney, Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Thomas L. Swearingen, declare under penalty of perjury that on the 4th day of December, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN SABA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

All those certain lots, tracts or parcels of land lying and being situated in San Saba County, Texas, and described as two tracts as follows:

Tract I: Being the South 72 feet of Lot 4 of the Oak Plains Subdivision No. 1 to the city of San Saba, San Saba County, Texas, commonly known as 905 North 9th, San Saba Texas, more particularly described as follows:

BEGINNING at an iron stake in the ground in the West line of Ninth Street, said stake being located at the Southeast corner of said Lot 4;

THENCE North 90 deg. 00 min. 00 sec. West 120.00' to an iron stake in the ground at the Southwest corner of said Lot 4;

THENCE North 0 deg. 00 min. 00 sec. East 72.00' along the West line of said Lot 4 to an iron stake in the ground;

THENCE North 90 deg. 00 min. 00 sec. East 120.00' to an iron stake in the ground in the West line of Ninth Street;

THENCE South 0 deg. 00 min. 00 sec. East 72' along said West line to the place of Beginning.

Tract II: All that certain lot, tract or parcel of land lying and being situated in San Saba, San Saba County, Texas, being all of Lot No. 11 of the Oak Plains Subdivision No. 1, an addition to the City of San Saba, according to the plat and designation of said Addition as the same is shown on record in Volume 145, Page 383, Deed Records, San Saba County, Texas, to which reference is here made for all purposes.