

24TX935-0005
1102 W SUNSET ST, 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 August 20, 2021 and recorded on August 23, 2021 Book 382 Page 910 in the real property records of SAN SABA County, Texas, which contains a power of sale.

Sale Information: March 05, 2024, at 10:00 AM, 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 JOHN TYLER BASKIN AND TARA LYNN BASKIN secures the repayment of a Note dated August 20, 2021 in the amount of \$229,898.00. NATIONSTAR MORTGAGE 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
12th day of February 2024
at 9:23 o'clock A.M.

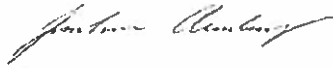
Kim Wells
Clerk County Court, San Saba, Texas

By awhitney Deputy

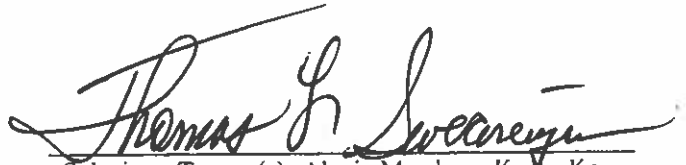
Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, T. Reynolds Rossington, Martha Rossington, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen,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

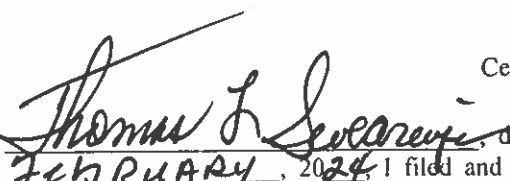
I,  declare under penalty of perjury that on the 12th day of FEBRUARY, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN SABA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A



FIELD NOTES for a tract of land out of Lots 3 and 4, Block 5 of the Highland Addition Subdivision located in the city and county of San Saba, Texas. Said tract is also all of that certain tract described in a deed to Amber Everett at Volume 351, Page 908 of the Official Public Records of said county. This survey was made for John Baskin in June 2021.

BEGINNING at a 3/8 inch rebar found in the west line of 10th Street and the north line of Sunset Street for the southeast corner of Lot 4 and the southeast corner hereof;

THENCE South 88°50'37" West a distance of 80.05 along the north line of said Sunset Street to a 3/8 inch rebar found in the south line of said Lot 3 for the southwest corner hereof;

THENCE North 01°09'30" West a distance of 120.10 feet part of the way along, or near, a chain link fence to a 3/8 inch rebar found for the northwest corner hereof;

THENCE North 89°00'34" East, passing a square head bolt found at 19.7 feet for the northeast corner of Lot 3 and the northwest corner of Lot 4, continuing on for a total distance of 79.91 feet to a 3/8 inch rebar found in the west line of said 10th street for the southeast corner of Lot 8, the northeast corner of said Lot 4, and the northeast corner hereof;

THENCE South 01°13'20" East a distance of 119.87 feet to the POINT OF BEGINNING as shown on certified plat herewith.

Note: Bearings, distances and acreage are grid measurements, NAD 83 U.S. TX Central Zone. 1/2" Rebar (set) bear a plastic cap marked "TX RPLS 6476"

Surveyed by;


Registered Professional Land Surveyor

6/22/2021
PROJECT 21-1032

FILED AND RECORDED
COUNTY CLERK, SAN SABA COUNTY, TEXAS

Aug. 23, 2021
9:00 A.M.

