

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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.

1. Date, Time, and Place of Sale.

Date: April 02, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE LOBBY OF THE SOUTHEAST ENTRANCE OF THE TAYLOR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**THIS PROPERTY LIES IN BOTH TAYLOR AND JONES COUNTY. PROPERTY WILL BE SOLD IN TAYLOR COUNTY.**

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 27, 2007 and recorded in Document VOLUME 3361, PAGE 274, AS AFFECTED BY CLERK'S FILE NO. 2018-9881 (TAYLOR COUNTY); AND VOLUME 262, PAGE 567, AS AFFECTED BY CLERK'S FILE NO. 81551 (JONES COUNTY) real property records of TAYLOR County, Texas, with WAYNE P BELL AND WANDA BELL, grantor(s) and SEATTLE MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WAYNE P BELL AND WANDA BELL, securing the payment of the indebtednesses in the original principal amount of \$213,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

**POSTED NOTICE**  
DATE 3/1/19 TIME 2:12 PM  
*[Signature]*  
JONES COUNTY CLERK, JONES CO., TX  
BY: *[Signature]*

1132 FM 2404  
ABILENE, TX 79601

0000007435266  
Date of Sale: 04/02/2019

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the TAYLOR County Clerk and caused to be posted at the TAYLOR County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**

BEING 4.265 ACRES CALLED 4.28 ACRES IN DEED RECORDED IN VOL. 1588, PG. 143, DEED RECORDS, TAYLOR COUNTY, TEXAS, OUT OF AN ORIGINAL 15.0 ACRE TRACT OUT OF SECTION 52, BLOCK 16, T & P R.R. CO. SURVEYS, JONES AND TAYLOR COUNTY, TEXAS, SAID 4.265 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD IN AN OLD FENCE BY MESQUITE TREE ON THE CALLED FOR EAST BOUNDARY LINE OF SAID SECTION 52, SAME BEING THE MOST EASTERLY CORNER OF SAID 15 ACRE TRACT AND THE NORTH CORNER OF A 10 ACRE TRACT RECORDED IN VOL. 625, PG. 590, DEED RECORDS, TAYLOR COUNTY, FROM WHICH THE CALLED FOR SE CORNER OF SECTION 52 BY DEED BEARS S 11 DEG 25'30" E 1812.5 FEET;

THENCE S 50 DEG 02' 30" W 1497.02 FEET (CALLED 1497.1 FEET) TO A FOUND 1/2" IRON ROD 1.5 FEET SW OF A 5" PIPE CORNER POST ON THE NE ROW LINE OF F.M. HWY. 2404 SAME BEING THE CALLED FOR SOUTH CORNER OF SAID 4.28 ACRE AND 15.0 ACRE TRACTS, FROM WHICH A CONCRETE ROW MARKER BEARS S 40 DEG 44' 50" E 490.00 FEET;

THENCE N 40 DEG 41 W 130.55 FEET (CALLED 130.8 FEET) ALONG THE NE ROW OF SAID F.M. HWY. 2404 TO A POINT FOR THE WEST CORNER OF THIS TRACT AND A 1.785 ACRE TRACT RECORDED IN VOL. 2920, PG. 873, OFFICIAL PUBLIC RECORDS, FROM WHICH A FOUND 3/8" IRON ROD BY A 5" PIPE CORNER POST BEARS N 88 DEG 54' E 0.41 FEET;

THENCE N 51 DEG 24' 30" E 449.05 FEET TO A FOUND 1/2" IRON ROD BY A 4" PIPE CORNER POST FOR THE EAST CORNER OF SAID 1.785 ACRE TRACT AND A CORNER OF AN ORIGINAL 5.0 ACRE TRACT AND AN INTERIOR CORNER OF SAID 15 ACRE TRACT;

THENCE N 50 DEG 02' 30" E 1114.89 FEET (CALLED 1115.3 FEET) TO A POINT ON THE CALLED FOR EAST BOUNDARY LINE OF SECTION 52 AND SAID 15 ACRE TRACT FROM WHICH A 4" PIPE POST BEARS S 7 DEG 07' W 0.79 FEET;

THENCE S 11 DEG 25' 30" E 136.39 FEET (CALLED 137.3 FEET) ALONG THE CALLED FOR EAST BOUNDARY LINE OF SECTION 52 AND SAID 15 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 4.265 ACRES OF LAND, MORE OR LESS, OF WHICH 1.6 ACRES IS CALLED TO BE IN JONES COUNTY, TEXAS.

JAN 11 2008

Cause No. 11507-D

Tammy Robinson,  
DISTRICT CLERK, TAYLOR COUNTY, TEXAS  
DEPUTY

**NATIONSTAR MORTGAGE LLC  
DBA CHAMPION MORTGAGE  
COMPANY,**

Plaintiff,

v.

**WANDA BELL, AND THE  
UNKNOWN HEIRS AT LAW OF  
WAYNE P. BELL, DECEASED,**

Defendants.

IN THE DISTRICT COURT

OF TAYLOR COUNTY, TEXAS

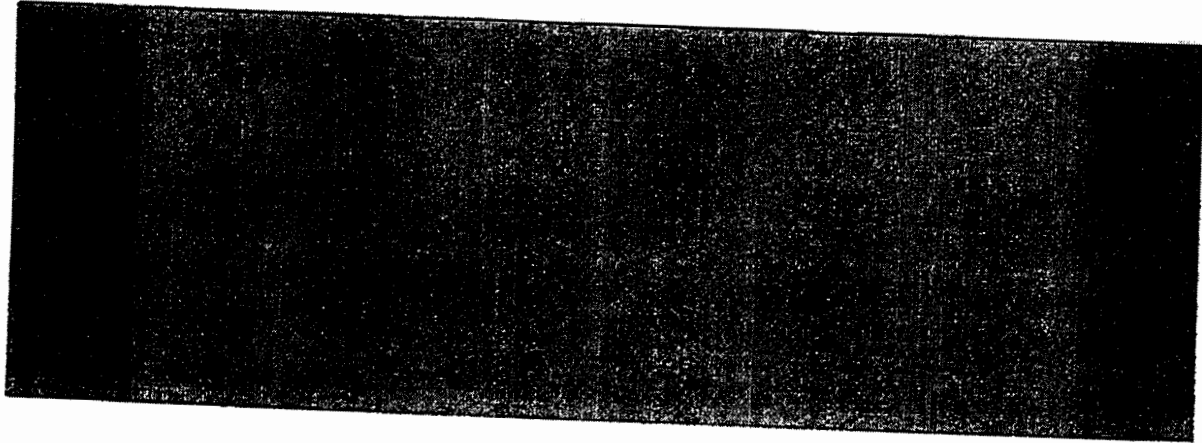
In Re: 1132 FM 204  
ABILENE, TEXAS 79601

350<sup>TH</sup> JUDICIAL DISTRICT

**FINAL JUDGMENT**

On this day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After considering plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company's, its successors or assigns, motion for final judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Citation properly served on defendant(s) according to law and remained on file with the Clerk of this Court for the time prescribed by law.
2. Defendant, Jeanette Bell Copeland was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Jeanette Bell Copeland is as follows: 2251 Knob Hill Drive, Corinth, Texas 76210.
3. Defendant, Merrick Scott Bell was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Merrick Scott Bell is as follows: 1911 Bayside Drive, Wylie, Texas 75098.



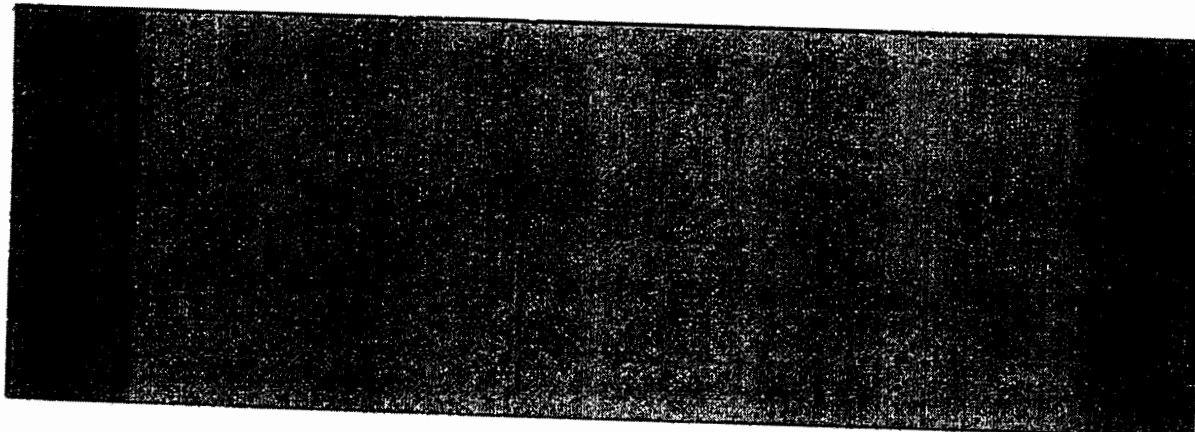
4. Defendant, Michael Park Bell was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Michael Park Bell is as follows: 2324 Emery Street, Longmont, Colorado 80501.

5. Defendant Wanda Bell was served with process and defendant has filed answer in this lawsuit.

6. None of the defendant(s) who were personally served are in active military service.

7. Plaintiff is the current "mortgagee", as that term is defined in TEX. PROP. CODE § 51.001, of a valid Texas reverse mortgage "loan agreement", as that term is defined in TEX. BUS. & COM. CODE § 26.02, ("Loan Agreement") that was created in accordance with TEX. CONST. art. XVI § 50a(7) and secured by the real property and improvements commonly known as 1132 FM 2404, Abilene, Texas 79601, ("Property") and legally described as:

~~BEING 4.265 ACRES CALLED 4.28 ACRES IN DEED RECORDED IN VOL. 1588, PG. 143, DEED RECORDS, TAYLOR COUNTY, TEXAS, OUT OF AN ORIGINAL 15.0 ACRE TRACT OUT OF SECTION 52, BLOCK 16, T & P R.R. CO. SURVEYS, JONES AND TAYLOR COUNTY, TEXAS, SAID 4.265 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:~~  
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THENCE S 50DEG 02' 30" W 1497.02 FEET (CALLED 1497.1 FEET) TO A FOUND 1/2" IRON ROD 1.5 FEET SW OF A 5" PIPE CORNER POST ON THE NE ROW LINE OF F.M. HWY. 2404 SAME BEING THE CALLED FOR SOUTH CORNER OF SAID 4.28 ACRE AND 15.0 ACRE TRACTS, FROM WHICH A CONCRETE ROW MARKER BEARS S 40DEG 44' 50" E 490.00 FEET;  
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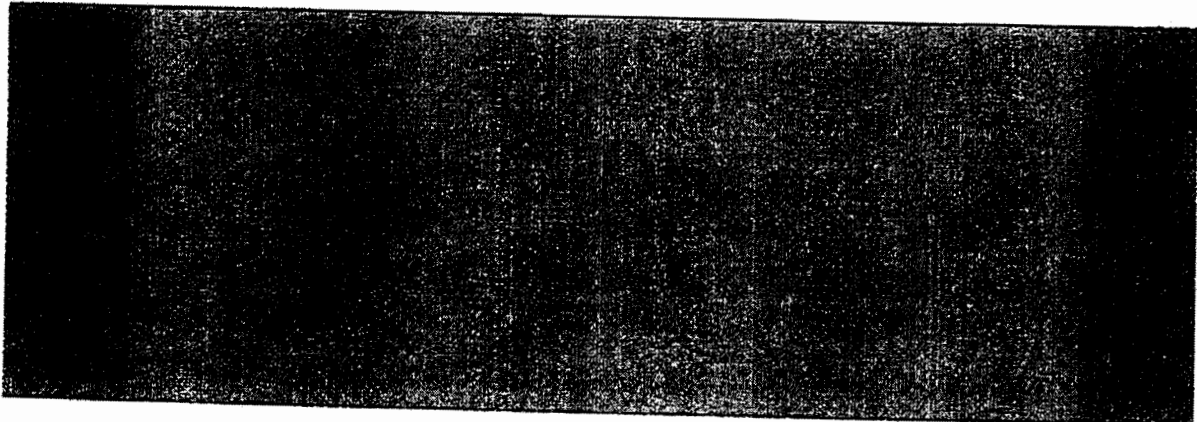


873, OFFICIAL PUBLIC RECORDS, FROM WHICH A FOUND 3/8" IRON ROD BY A 5" PIPE CORNER POST BEARS N 88DEG 54' E 0.41 FEET; THENCE S 1DEG 24' 30" E 449.05 FEET TO A FOUND 1/2" IRON ROD BY A 4" PIPE CORNER POST FOR THE EAST CORNER OF SAID 1.785 ACRE TRACT AND A CORNER OF AN ORIGINAL 5.0 ACRE TRACT AND AN INTERIOR CORNER OF SAID 15 ACRE TRACT; THENCE N 50DEG 02' 30" E 14.89 FEET (CALLED 1115.3 FEET) TO A POINT ON THE CALLED FOR EAST BOUNDARY LINE OF SECTION 52 AND SAID 15 ACRE TRACT FROM WHICH A 4" PIPE POST BEARS S 7DEG 07' W 0.79 FEET; THENCE S 11DEG 25' 30" E 136.59 FEET (CALLED 137.3 FEET) ALONG THE CALLED FOR EAST BOUNDARY LINE OF SECTION 52 AND SAID 15 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 4.265 ACRES OF LAND MORE OR LESS OF WHICH 1.6 ACRES IS CALLED TO BE IN JONES COUNTY, TEXAS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATION AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

8. Under TEX. CONST. art. XVI, § 50(k)(6)(D), the failure of the obligation specified in the ~~loan documents to pay taxes and assessments on or insure the homestead property qualified as a~~ default event which required the payment of all principal and interest owed under the Loan Agreement. The necessary conditions precedent for plaintiff to exercise its rights under the security instrument by proceeding with a non-judicial foreclosure against the Property have been accomplished. Plaintiff will enforce its security interest by conducting a non-judicial foreclosure of its lien created under TEX. CONST. art. XVI §§ 50(a)(7) and 50(k) according to TEX. CONST. art. XVI § 50(k)(11), TEX. PROP. CODE § 51.002, and the terms of the Loan Agreement.

IT IS THEREFORE ORDERED plaintiff has a valid lien on the Property by way of a security instrument dated April 27, 2007 and filed under Volume 3361 Page 274 of the Taylor County Real Property Records and as effected by Document #2013-9881 also recorded in the Taylor County Real Property Records.



IT IS FURTHER ORDERED that plaintiff, or its successors or assigns in interest, according to TEX. CONST. ART. XVI, § 50(k)(11) shall enforce the Loan Agreement default by foreclosing the security interest encumbering the Property pursuant to the Loan Agreement or TEX. PROP. CODE § 51.002.

IT IS FURTHER ORDERED that this Judgment serves as an Order of Foreclosure of a Reverse Mortgage Loan in accordance with TEX. CONST. ART. XVI §§ 50(a)(7) and (k)(11);

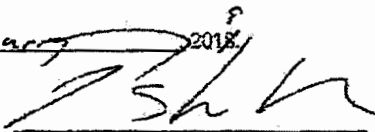
IT IS FURTHER ORDERED that a copy of this Judgment shall be sent to defendant(s) with the notice of the date, time and place of the foreclosure sale;

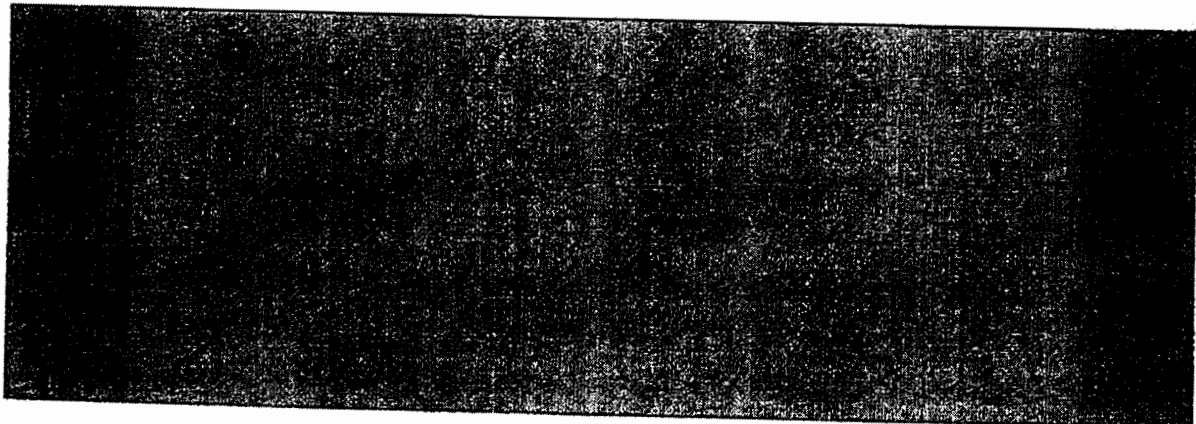
IT IS FURTHER ORDERED if a person occupying the Property fails to surrender the possession of the premises after foreclosure, plaintiff, or its successor in interest, shall be entitled to a Writ of Possession issued in accordance with Tex. R. Civ. P. 310; and

IT IS FURTHER ORDERED All costs of court are to be paid by the party by whom incurred.

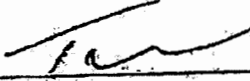
All relief not granted herein is denied. This Judgment disposes of all parties and all claims and is appealable.

SIGNED this 11 day of January 2018.

  
PRESIDING JUDGE



APPROVED AS TO FORM & SUBSTANCE:



Thomas L. Bracken  
State Bar No.: 24034337  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001-4320  
(972) 586-5040  
(972) 341-0734 (Facsimile)  
[thomasbr@bdferam.com](mailto:thomasbr@bdferam.com)

ATTORNEY FOR PLAINTIFF

Final Judgment  
BDFIE No. 7532294

Page 5

