

2013-84A  
b. #502

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

MAY 13 2013 12:45

SHERY DOWD  
COUNTY CLERK, NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

**DEED OF TRUST INFORMATION:**

**Date:** 02/27/2002  
**Grantor(s):** RUBY CAMPBELL, BOBBY JOE WILSON  
**Original Mortgagee:** CENTEX HOME EQUITY COMPANY, LLC  
**Original Principal:** \$21,000.00  
**Recording Information:** Book 1563 Page 0502 Instrument 01856  
**Property County:** Navarro  
**Property:**

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF NAVARRO, STATE OF TX, TO-WIT:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, A PART OF LOT NO. 23 OF THE ELLIOT AND LOVE SUBDIVISION OUT OF THE RACHEL LEACH SURVEY, IN NAVARRO COUNTY, TX AND KNOWN AS LOT NO. 22 OF THE WHITE BELLE ADDITION TO THE CITY OF CORSICANA, TX. SAID LOT BEING KNOWN AS LOT NO. 22 IN BLOCK 1005A, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CORSICANA, TX.

BEING THAT PARCEL OF LAND CONVEYED TO BOBBY JOE WILSON FROM MARY WILSON BY THAT DEED DATED 08/04/1997 AND RECORDED 08/08/1997 IN DEED BOOK 1377, AT PAGE 841 OF THE NAVARRO COUNTY, TX PUBLIC REGISTRY.

BEING THAT PARCEL OF LAND CONVEYED TO BOBBY JOE WILSON FROM JOE LEE TURNER BY THAT DEED DATED 08/04/1997 AND RECORDED 08/08/1997 IN DEED BOOK 1377, AT PAGE 843 OF THE NAVARRO COUNTY, TX PUBLIC REGISTRY.

**Reported Address:** 1140 NORTH 6TH STREET, CORSICANA, TX 75110

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Nationstar Mortgage LLC  
**Mortgage Servicer:** Nationstar Mortgage LLC, F/K/A Centex Home Equity Company, LLC  
**Current Beneficiary:** Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 350 Highland Drive, Lewisville, TX 75067

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of June, 2013  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT STEPS OF THE COURTHOUSE in Navarro County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.

**Substitute Trustee(s):** Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act

**Substitute Trustee Address:** 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,  
/s/ N. Robert Henry

Buckley Madole, P.C.

CAUSE NUMBER C13-22028CV

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

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IN THE COUNTY COURT AT LAW

1140 NORTH 6TH STREET  
CORNICANA, TX 75110

13TH JUDICIAL DISTRICT OF

UNDER TEX. R. CIV. PROC. 736

NAVARRO COUNTY, TEXAS

DEFAULT ORDER ALLOWING FORECLOSURE

Nationstar Mortgage LLC, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution article 16, section 50(a)(6)(D) (Application). Having considered the evidence presented, the Court finds that:

1. the Application complies with Rule 736.1;
2. the Application was properly served in accordance with Rule 736.3;
3. a respondent did not file a response to the Application by the due date; and
4. the return of service has been on file with the Clerk of the Court for at least 10 days; and
5. Petitioner has established the basis for foreclosure and the Court finds that:
  - (a) Petitioner is the holder of a Texas Home Equity Note secured by a lien created under Texas Constitution article XVI, section 50(a)(6). A debt exists.
  - (b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.
  - (c) The obligation secured by the lien sought to be foreclosed is in default.
  - (d) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action

At 1:44 FILED  
o'clock  
JOSHUA B. TACKETT PM

APR 26 2013

By   
Clerk, District Court, Navarro County, Texas

required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Nationstar Mortgage LLC together with its successors and assigns, is hereby authorized to serve Notice of Sale upon each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code section 51.002 concerning the property with a commonly known mailing address of 1140 North 6th Street, Corsicana, TX 75110 and legal description as described in the Real Property Records of Navarro County, Texas as follows:

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF NAVARRO, STATE OF TX, TO-WIT:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, A PART OF LOT NO. 23 OF THE ELLIOT AND LOVE SUBDIVISION OUT OF THE RACHEL LEACH SURVEY, IN NAVARRO COUNTY, TX AND KNOWN AS LOT NO. 22 OF THE WHITE BELLE ADDITION TO THE CITY OF CORSICANA, TX. SAID LOT BEING KNOWN AS LOT NO. 22 IN BLOCK 1005A, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CORSICANA, TX.

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2. The name and last known address of each respondent subject to the order are:

Ruby Campbell, Respondent, whose last known address is  
1140 N 6th Street, Corsicana, TX 75110

Bobby Joe Wilson, Respondent, whose last known address is  
1140 N 6th Street, Corsicana, TX 75110.

3. The recording or indexing information of each lien to be foreclosed is as follows:

Book 1563, Page 0502, Instrument Number 01856.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the trustee or substitute trustee's foreclosure deed in accordance with Rule 736.12 of the Texas Rules of Civil Procedure.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if Respondents are represented by counsel.

Signed, this 26 day of April, 2013.

**Original Signed By**  
**Amanda D. Putman**

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Judge Presiding

Return to:

BUCKLEY MADOLE, P.C.  
Attn: Home Equity Department  
9441 LBJ Freeway, Suite 250  
Dallas, Texas 75243  
Fax: 972-643-6699