

Paul L. Christian Jr. and Bobbi Christian  
1949 CR 455  
Stephenville, Texas 76401  
Our file #1112-023F

**ATTENTION SERVICE MEMBERS:**

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on December 11, 2006, Paul L. Christian, Jr. and Bobbi Christian executed a Deed of Trust conveying to Baxter & Schwartz P.C., a Trustee, the Real Estate hereinafter described, to secure Nationstar Mortgage LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 611918 in the Real Property Records of Erath County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, April 2, 2019, the foreclosure sale will be conducted in Erath County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where 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 10:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Erath, State of Texas:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.**

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank Of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

Substitute and Successor Substitute Trustees are identified below.

HARVEY LAW GROUP

POSTED

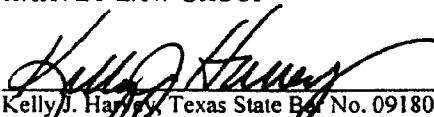
A.M. 3:39 P.M.

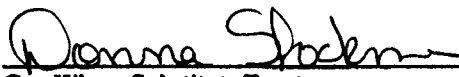
MAR 11 2019

GWINDA JONES, COUNTY CLERK

ERATH COUNTY, TEXAS

By CW Deputy

  
\_\_\_\_\_  
Kelly J. Harvey, Texas State Bar No. 09180150  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 3-8-19



Guy Wiggs, Substitute Trustee, or  
Donna Stockman, Successor Substitute Trustee, or  
Angela Lewis, Successor Substitute Trustee, or  
Tim Lewis, Successor Substitute Trustee, or  
Brenda Wiggs, Successor Substitute Trustee, or  
Michelle Schwartz, Successor Substitute Trustee, or  
Kathy Arrington, Successor Substitute Trustee, or  
Denise Boerner, Successor Substitute Trustee, or  
Guy Wiggs, Successor Substitute Trustee, or  
Donna Stockman, Successor Substitute Trustee, or  
Angela Lewis, Successor Substitute Trustee, or  
Tim Lewis, Successor Substitute Trustee, or  
Brenda Wiggs, Successor Substitute Trustee, or  
Michelle Schwartz, Successor Substitute Trustee, or  
Kathy Arrington, Successor Substitute Trustee, or  
Denise Boerner, Successor Substitute Trustee

Notice sent by:  
HARVEY LAW GROUP  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

**EXHIBIT "A"**

**Legal Description**

**THAT CERTAIN 2.74 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE M.R. WILLIAMS SURVEY, A-804, IN ERATH COUNTY, BEING PART OF THAT CERTAIN 1 ACRE TRACT DESCRIBED AS FIRST TRACT AND PART OF THAT CERTAIN 3 ACRE TRACT AS DESCRIBED AS SECOND TRACT IN QUIT CLAIM DEED FROM THOMAS PACK TO PAUL LEON CHRISTIAN BY DEED DATED SEPTEMBER, 1968, AND RECORDED IN VOLUME 428, PAGE 222 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN SET IN A COUNTY ROAD, BEING IN THE EAST LINE OF THE M.R. WILLIAMS SURVEY AND AT THE SEC OF THE PAUL CHRISTIAN 3 ACRE TRACT DESCRIBED IN DEED MENTIONED ABOVE, BEING THE NEC OF A 1/57 ACRE TRACT CONVEYED BY PAUL L. CHRISTIAN TO C.W. MATHIS BY DEED DATED FEBRUARY 18, 1962, AND RECORDED IN VOLUME 601, PAGE 204 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE SEC OF THIS TRACT, FROM WHICH THE NEC OF THE M.R. WILLIAMS SURVEY BEARS NORTH 30 DEGREES 00 MINUTES WEST 3, 129.44 FEET;**

**THENCE NORTH 30 DEGREES 00 MINUTES WEST, ALONG SAID COUNTY ROAD AND THE EAST LINE OF THE M.R. WILLIAMS SURVEY, 420.9 FEET TO AN IRON PIN SET IN THE EAST LINE OF SAID 1 ACRE TRACT, FOR THE NEC OF THIS TRACT;**

**THENCE SOUTH 60 DEGREES 09 MINUTES WEST AT 21.8 FEET PASS AN IRON ROD SET IN THE WEST LINE OF SAID COUNTY ROAD, CONTINUING IN ALL 284.88 FEET TO AN IRON ROD SET IN THE WEST LINE OF SAID 3 ACRE TRACT, FOR THE NWC OF THIS TRACT;**

**THENCE SOUTH 30 DEGREES 08 MINUTES EAST ALONG A FENCE LINE, 418.56 FEET TO AN IRON ROD SET AT A FENCE CORNER POST AT THE SWC OF SAID 3 ACRE TRACT, BEING THE NWC OF THE C.W. MATHIS 1.57 ACRE TRACT, FOR THE SWC OF THIS TRACT;**

**THENCE NORTH 60 DEGREES 38 MINUTES EAST, ALONG A FENCE LINE, AT 265.0 FEET PASS AN IRON ROD SET AT A FENCE CORNER POST IN THE WEST LINE OF SAID COUNTY ROAD, CONTINUING IN ALL 284.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.74 ACRES OF LAND WITH 0.20 ACRES BEING IN SAID COUNTY ROAD.**

**PARCEL NO# R26406  
COMMONLY KNOWN AS: 1841 COUNTY ROAD 455 STEVENVILLE, TX 76401**

**End Legal Description**

CAUSE NO. CV34935

<b>IN RE ORDER FOR FORECLOSURE</b>	§	<b>IN THE DISTRICT COURT OF</b>
<b>CONCERNING</b>	§	
	§	
<b>1949 CR 455,</b>	§	<b>ERATHCOUNTY, TEXAS</b>
<b>STEPHENVILLE, TEXAS 76401</b>	§	
	§	
<b>UNDER TEX. R. CIV. PROC. 736</b>	§	
	§	
<b>PETITIONER:</b>	§	
<b>THE BANK OF NEW YORK</b>	§	
<b>MELLON F/K/A THE BANK OF NEW</b>	§	
<b>YORK AS TRUSTEE FOR</b>	§	
<b>NATIONSTAR HOME EQUITY</b>	§	
<b>LOAN TRUST 2007-B</b>	§	
	§	
<b>RESPONDENTS:</b>	§	
<b>PAUL L. CHRISTIAN JR. AND BOBBI</b>	§	
<b>CHRISTIAN</b>	§	<b>266TH JUDICIAL DISTRICT</b>

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE  
AND FORECLOSURE**

Came on for consideration the Application for Order Allowing Foreclosure filed by The Bank Of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

- (1) the material facts establishing the basis for foreclosure are as follows:
- a monetary default of the subject Note exists;

- on March 7, 2017, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on October 18, 2017; and
- the loan is due for the April 2, 2019 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 1949 CR 455, Stephenville, Texas 76401 (the "Property") which has the following legal description:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

(3) The name and last known address of each respondent subject to this Order is/are:

- Paul L. Christian Jr., 1949 County Road 455, Stephenville Texas 76401
- Bobbi Christian, 1949 County Road 455, Stephenville Texas 76401

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument No. 611918 of the real property records of Erath County, Texas.

IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 5<sup>th</sup> day of March, 2019.

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: Isl Kelly Harvey  
Kelly J. Harvey  
SBN: 09180150  
Kelly@kellyharvey.com  
P.O. Box 131407  
Houston, Texas 77219  
Tel. (832) 922-4000  
Fax (832) 922-6262  
ATTORNEYS FOR PETITIONER

FILED FOR RECORD  
AT 11:25 O'CLOCK A M

MAR - 5 2019

  
CLERK DISTRICT COURT ERATH COUNTY, TEX

**APPENDIX A**  
**Legal Description**

THAT CERTAIN 2.74 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE M.R. WILLIAMS SURVEY, A-804, IN ERATH COUNTY, BEING PART OF THAT CERTAIN 1 ACRE TRACT DESCRIBED AS FIRST TRACT AND PART OF THAT CERTAIN 3 ACRE TRACT AS DESCRIBED AS SECOND TRACT IN QUIT CLAIM DEED FROM THOMAS PACK TO PAUL LEON CHRISTIAN BY DEED DATED SEPTEMBER, 1968, AND RECORDED IN VOLUME 428, PAGE 222 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:

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PARCEL NO# R26408  
COMMONLY KNOWN AS: 1841 COUNTY ROAD 455 STEVENVILLE, TX 76401

End Legal Description