

**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: June 04, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 21, 2006 and recorded in Document CLERK'S FILE NO. 200600083516 real property records of DALLAS County, Texas, with MARGARET ANN MAHON, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARGARET ANN MAHON, securing the payment of the indebtednesses in the original principal amount of \$177,000.00, 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

MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL  
Substitute Trustee

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

FILED  
2019 MAY 13 PM 2:42  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_  
DEPUTY



1811 RIDGE ROAD  
CARROLLTON, TX 75006

0000006170799  
Date of Sale: 06/04/2019

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 DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

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

Date: \_\_\_\_\_

**EXHIBIT "A"**

LOT 2, BLOCK 1, PARK TERRACE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 68124. PAGE 1859. OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

Cause No. DC-16-13158

WELLS FARGO BANK, N.A.,  
Plaintiff,

v.

MARGARET ANN MAHON,  
Defendant.

In Re: 1811 RIDGE ROAD,  
CARROLLTON, TEXAS 75006

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IN THE DISTRICT COURT

OF DALLAS COUNTY, TEXAS

160TH JUDICIAL DISTRICT

**DEFAULT REVERSE MORTGAGE FORECLOSURE ORDER**

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 default reverse mortgage foreclosure order, 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. None of the defendant(s) who were personally served are in active military service.

3. The name and last known address of defendant(s) subject to this order are:

Margaret Ann Mahon  
c/o JoAnn Mathews, attorney-in-fact  
1812 Foxcroft Ln.  
Carrollton, Texas 75006

Margaret Ann Mahon  
c/o Joseph Mahon, attorney-in fact  
1811 Ridge Road  
Carrollton, Texas 75006

2. Nationstar Mortgage LLC, d/b/a Champion Mortgage Company 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 1811 Ridge Road, Carrollton, Texas 75006, ("Property") and legally described as:

**LOT 2, BLOCK 1, PARK TERRACE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 68124, PAGE 1859, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

3. 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, or its successors and assigns, to exercise its rights under the security instrument by proceeding with a non-judicial foreclosure against the Property have been accomplished. Nationstar Mortgage LLC d/b/a Champion Mortgage Company, or its successors and assigns, 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. The Trustee or Substitute Trustee, appointed to conduct the sale under TEX. PROP. CODE § 51.002 is Robert Forster, Devin J. Buckland, Jeff Fleming or Lauren Christoffel, or their successor.

**IT IS THEREFORE ORDERED** Nationstar Mortgage LLC d/b/a Champion Mortgage Company, or its successors and assigns, has a valid lien on the Property by way of a security instrument dated February 21, 2006 and filed under Clerk's File No. 200600083516 of the Official Public Records of Dallas County, Texas

**IT IS FURTHER ORDERED** that Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 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 server as an Order of Foreclosure of a Reverse Mortgage Loan in accordance with TEX. CONST. ART. XVI §§ 50(a)(7) and (k)(11);

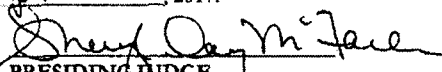
IT IS FURTHER ORDERED that a copy of this Judgment shall be sent to defendant(s) with the notice of the date, time and place of the foreclosure sale;

IT IS FURTHER ORDERED if a person occupying the Property fails to surrender the possession of the premises after foreclosure, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 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 20 day of Sept., 2017.

  
PRESIDING JUDGE

APPROVED AS TO FORM AND SUBSTANCE:



Joseph M. Vacek  
State Bar No.: 24039948  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001-4320  
(972) 340-7809  
(972) 341 0734 (Facsimile)  
[JosephV@hdgroup.com](mailto:JosephV@hdgroup.com)

ATTORNEY FOR PLAINTIFF