

Cause No. 202233006

In re: Order for Foreclosure Concerning § **IN THE DISTRICT COURT**
4312 LAUREL DR §
HOUSTON, TX 77021 §
Under Tex. R. Civ. P. 736 §
§
Petitioner: § **OF HARRIS COUNTY, TEXAS**
PNC BANK, NATIONAL §
ASSOCIATION §
§
Respondent(s): §
SARAH ROWLES SEWING § **152nd JUDICIAL DISTRICT**

**IN REM ORDER TO PROCEED WITH EXPEDITED
FORECLOSURE UNDER TEX. RULE CIVIL PROCEDURE 736**

Came on to be considered the Application of PNC BANK, NATIONAL ASSOCIATION for Expedited Foreclosure Proceeding Pursuant to Rule 736 of the Texas Rules of Civil Procedure relative to SARAH ROWLES SEWING (collectively, "Respondent(s)") and that certain real property more particularly described as follows:

LOT THREE (3) AND THE ADJOINING WEST 37FT OF LOT FOUR (4), BLOCK 86 OF RIVERSIDE TERRACE, SECTION 20, AN ADDITION IN HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 20, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED, WHICH PROPERTY IS MORE COMMONLY KNOWN AS 4213 LAUREL DRIVE, HOUSTON, HARRIS COUNTY, TEXAS,

which has a mailing address of 4312 LAUREL DR HOUSTON, TX 77021, and

Whereas, a debt exists under the Texas Home Equity Note and Texas Home Equity Security Instrument executed by Respondent(s); the debt is secured by a lien created under TEX. CONST. art. XVI, § 50(a)(6) that encumbers the Property and which is filed under file number Document No. 20080257515; a default under the Texas Home Equity Security Instrument exists; Petitioner has given Respondent the requisite notices to cure the default and accelerate the maturity of the debt under the Texas Home Equity Security Instrument and TEX. PROP. CODE §§ 51.002 and applicable law; and Petitioner has given Respondent(s) the requisite notice of this proceeding under Rule 736 of the Texas Rules of Civil Procedure, all as reflected in Petitioner's Application for Expedited Foreclosure and the affidavits and exhibits attached thereto (collectively

“Application”) which are by this reference incorporated herein for all purposes, and Petitioner has established the basis for the expedited foreclosure order requested. It is hereby

ORDERED that Petitioner, PNC BANK, NATIONAL ASSOCIATION is authorized to proceed with foreclosure under the Texas Home Equity Security Instrument executed by Respondent(s) recorded under file number Document No. 20080257515 and TEX. PROP. CODE § 51.002. It is further

ORDERED that the names and addresses of each Respondent(s) subject to this Order are:

SARAH ROWLES SEWING

4312 LAUREL DR HOUSTON, TX 77021

PO BOX 300729 HOUSTON, TX 77230

It is further

ORDERED that the Petitioner, PNC BANK, NATIONAL ASSOCIATION may communicate with the Respondent(s) and all third parties reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED this _____ day of _____, 2022.

Signed: 
1/20/2023

JUDGE PRESIDING

Approved:

By 

Dominique Varner (dvarner@hwa.com)

TBA #00791182

Anthony A. Garcia (AGarcia@hwa.com)

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HUGHES, WATTERS & ASKANASE, L.L.P.

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