

**FILED**

Chris Daniel  
District Clerk

AUG 14 2015

Time: 11:10a  
Harris County, Texas  
Deputy [Signature]

CAUSE NUMBER 201531569

**IN RE: ORDER FOR FORECLOSURE  
CONCERNING**

**IN THE DISTRICT COURT**

**4312 LAUREL DRIVE  
HOUSTON, TX 77021**

**189TH JUDICIAL DISTRICT OF**

**UNDER TEX. R. CIV. PROC. 736**

**HARRIS COUNTY, TEXAS**

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**ORDER ALLOWING FORECLOSURE**

COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS, 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) the return of service has been on file with the Clerk of the Court for at least 10 days;
- and
- 4) Petitioner has established the basis for foreclosure and 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.

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

IT IS THEREFORE ORDERED that:

1. COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS, together with its successors and assigns, is hereby authorized to serve Notice of Sale on 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 4312 Laurel Drive, Houston, TX, 77021 and legal description as described in the Real Property Records of HARRIS COUNTY, Texas as follows:

LOT THREE (3) AND THE ADJOINING WEST 37 FT 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.

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

Thomas E Blair  
808 Travis Street  
Suite 1530  
Houston, TX 77002

Sarah Rowles Sewing  
4312 Laurel Drive  
Houston, TX 77021

Sarah Rowles Sewing  
P.O. Box 300729  
Houston, TX 77230

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

Instrument #: 20080257515 in the Real Property Records of Harris  
County, Texas.

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.

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

4. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a respondent is represented by counsel.

*Such foreclosures sale shall not occur prior to the first Tuesday of December 2015.*

Signed, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**AUG 14 2015**

*[Handwritten Signature]*  
\_\_\_\_\_  
Judge Presiding

Return to:  
Tahezadeh, PLLC  
5001 Spring Valley Road  
Suite 1020W  
Dallas, TX 75244  
Addison, Texas 75001

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