

CAUSE NUMBER 202080423

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

DEFAULT ORDER ALLOWING FORECLOSURE

BBVA USA, an Alabama banking corporation, formerly known as Compass Bank, 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 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 required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. BBVA USA, an Alabama banking corporation, formerly known as Compass Bank, 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:

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.

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 a respondent is represented by counsel.

Signed, this ____ day of _____, 2021.

Signed:
2/23/2021
3:03 PM



Judge Presiding