

Mackie Wolf Zientz & Mann, P.C.
14160 North Dallas Parkway
Suite 900, Dallas, TX, 75254

Dec. 3, 2023

By USPS Priority Mail and to Email List
RE Case No.: 23-3593, Court of Appeals for the 8th Cir.
Case: Burke v. PHH Mortgage Corporation et al

Your references:

MWZM No.: 14-003766-670-3

Loan No.: ending in 1333

Dear Sir or Madam

Re: Demand Letter to Cancel Scheduled Foreclosure Sale and Provide
Notice of Cancellation: Lis Pendens for 46 Kingwood Greens Drive,
Kingwood, Texas 77339

I, Joanna Burke, the rightful owner of the property located at 46 Kingwood Greens Drive, Kingwood, Texas 77339, am writing this formal demand letter to your law firm regarding the scheduled foreclosure sale set for January 2nd, 2024. It has come to my attention that this proposed sale is in direct violation of both state and federal laws.

In conjunction with this letter, I refer to the lis pendens which has been duly submitted to Harris County for recording in the real property records. This legal filing has been taken to protect my rights and interests in the property.

I hereby demand written notice, as well as immediate confirmation via email, from your law firm and your client, formally cancelling the scheduled foreclosure sale. This request is made in light of the aforementioned legal proceedings and the violation of pertinent laws.

Given the urgency of this matter, I emphasize that this is a one-time request. I have also communicated this demand via email to the addresses listed below. I expect a response within 72 hours upon your receipt of this letter, confirming the cancellation of the scheduled sale. A copy should be emailed to joanna@2dobermans.com and/or faxed to +1 (866) 705-0576.

List of email recipients:

kmackie@mwzmlaw.com

bwolf@mwzmlaw.com

mzientz@mwzmlaw.com

mcronenwett@mwzmlaw.com

nframe@mwzmlaw.com

rrebong@mwzmlaw.com

litigationfilings@mwzmlaw.com

Failure to provide a prompt response or the absence of notice of immediate cancellation will be considered a blatant violation of consumer protection laws. I want to make it explicitly clear that I will take all necessary and reasonable actions to preserve my rights, prevent further harassment, and address what I perceive as an irrefutable case of elder abuse.

I look forward to your immediate attention to this matter and a prompt resolution. Please consider this letter as an earnest effort to resolve the issue amicably before pursuing legal avenues.

Sincerely,



Joanna Burke

46 Kingwood Greens Dr.,

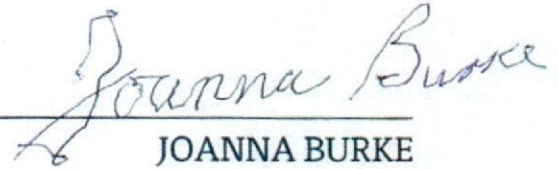
Kingwood, Texas, 77339

Email: joanna@2dobermans.com

Fax: (1) 866-705-0576

Elder abuse in Texas includes physical abuse, mental abuse and emotional abuse. A variety of programs in Texas ensure that senior citizens will not be abused or taken advantage of in any form. Anyone convicted of elder abuse will be charged with a felony in either the first, second, or third degree, depending on the circumstances of the abuse. Texas residents are required by law to report any known elder abuse. Those who don't will be convicted of a misdemeanor.

Joanna Burke



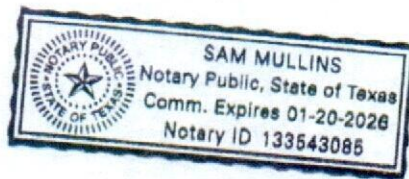
JOANNA BURKE

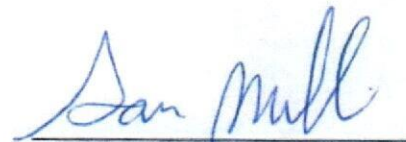
46 Kingwood Greens Drive

Kingwood, Texas, 77339

SELF-REPRESENTED, NON-PRISONER LITIGANT, AMERICAN CITIZEN,
RESIDENT OF HARRIS COUNTY, TEXAS, AND RIGHTFUL SOLE LEGAL
OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

SWORN AND SUBSCRIBED before me by Joanna Burke this 1 day of
December 2023, to certify which witness my hand and seal of office.





Notary Public Signature

RETURN: Joanna Burke, 46 Kingwood Greens Drive, Kingwood, Texas, 77339