



M. Delagarza and does not require that a new citation issue to Laura M. Delagarza. The Court concludes that Nationstar is entitled to judgment. It is therefore:

ORDERED, ADJUDGED, STIPULATED AND DECREED that Nationstar maintains a valid lien against the property located at 2490 Bering Drive, Unit #2490, Houston, TX 77057 ("Property") by virtue of a Deed of Trust, which secured the Note for \$213,600.00 ("Note") and was recorded on November 29, 2017 as Instrument Number RP-2017-533383 in the official records of the real property of Harris County, Texas ("Deed of Trust"), which is more specifically described in Exhibit 1, attached to Plaintiff's First Amended Petition and Plaintiff's Motion for Default Judgment and Entry of Stipulated Judgment, also more particularly described as follows:

CONDOMINIUM UNIT NO. 2490, IN BUILDING F INCLUDING THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, TOGETHER, WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS, ALL LOCATED IN AND BEING PART OF THAT CERTAIN CONDOMINIUM PROJECT KNOWN AS 2400 BERING DRIVE TOWNHOMES, AS CREATED BY AND BEING MORE FULLY DESCRIBED, LOCATED, DELINEATED AND DEFINED IN THE CONDOMINIUM DECLARATION FOR 2400 BERING DRIVE TOWNHOMES TOGETHER WITH PLATS, SURVEY AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 121, PAGE 108, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, ALONG WITH THE RIGHTS FOR THE USE OF PRIVATE STREETS IN GREENFIELD OAKS APARTMENTS, AS RECORDED IN VOLUME 256, PAGE 23, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

It is further

ORDERED, ADJUDGED, STIPULATED AND DECREED that Nationstar is the lender of record and current beneficiary of the Deed of Trust. It is further

ORDERED, ADJUDGED, STIPULATED AND DECREED that Release of Lien recorded under Harris County Clerk's Instrument Number RP-2022-265739 in the Harris County real property records is void, cancelled and of no effect as to the above described property. It is further

ORDERED, ADJUDGED, STIPULATED AND DECREED that any interest in the

Property held by Defendant U.S. Bank, N.A. is subject to, inferior to, and subordinate to the Deed of Trust. It is further

ORDERED, ADJUDGED, STIPULATED AND DECREED that the Deed of Trust is a first-priority, senior encumbrance on the Property. It is further

ORDERED, ADJUDGED, STIPULATED AND DECREED that when final, Nationstar Mortgage LLC is permitted to record a certified copy of this Interlocutory Default and Stipulated Judgment in the Harris County Court real property and the Harris County Clerk is directed to record the judgment in the same manner and under the same indexing system as that for the Deed of Trust. It is further

ORDERED, ADJUDGED, STIPULATED AND DECREED that costs of court be taxed against the party incurring same, and it is finally

ORDERED, ADJUDGED, STIPULATED AND DECREED that this judgment is interlocutory, and that additional issues and parties remain, which are not yet fully adjudicated.

SIGNED \_\_\_\_\_

Signed:  
6/27/2024  
12:38 PM



\_\_\_\_\_  
HON. ELAINE H. PALMER, DISTRICT JUDGE

**APPROVED and ENTRY REQUESTED**

MCCARTHY & HOLTHUS, LLP

/s/ Robert L. Negrin

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**ATTORNEYS FOR PLAINTIFF**

**NATIONSTAR MORTGAGE LLC**

**STIPULATED and AGREED**

BARRETT DAFFIN FRAPPIER

TURNER & ENGEL, LLP

/s/ Shawnika L. Brooks w/ permission

Shawnika L. Brooks

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**ATTORNEYS FOR US BANK**

### Automated Certificate of eService

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Ashley Crout on behalf of Robert Negrin

Bar No. 14865550

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Envelope ID: 85682378

Filing Code Description: Proposed Order

Filing Description: Interlocutory Default and Stipulated Judgment

Status as of 3/19/2024 8:16 AM CST

#### Case Contacts

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