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P10

CONSTABLE FEES IN THE AMOUNT OF \$150.00 WERE PAID ON RECEIPT #1007409 TO MARILYN BURGESS, HARRIS COUNTY DISTRICT CLERK.

CONSTABLE TED HEAR
NOV 12 2024 PM 1:01

CAUSE NO. 2023-25961
TR# 74393173

GREENLEAF HOUSE LLC

VS.

NATIONSTAR MORTGAGE LLC

Unit #4508
1901 Post Oak Blvd
Houston, TX 77056

ENTERED 11/21/24
VERIFIED S. Jo

IN THE DISTRICT COURT OF
HARRIS COUNTY, TEXAS
55TH JUDICIAL DISTRICT
CONSTABLE PRECINCT #1
HARRIS COUNTY, TEXAS
NOV 11 AM 11:38

"ALIAS" EXECUTION AND ORDER OF SALE

THE STATE OF TEXAS, COUNTY OF HARRIS

TO ANY SHERIFF OR ANY CONSTABLE WITHIN THE STATE OF TEXAS GREETING:

WHEREAS, on the 25TH day of MARCH, 2024, GREENLEAF HOUSE LLC recovered a Judgment in the 55TH Judicial District Court of Harris County, Texas, against NATIONSTAR MORTGAGE LLC for the sum of \$374,138.93 which shall include principal in the amount of \$226,415.84, interest in the amount of \$88,818.01, escrow advance in the amount of \$51,944.44, all other fees, charges, and costs in the amount of \$6,960.64; post judgment interest shall continue to accrue after the judgement at the contractual rate of 6.125% or the highest rate allowed by law; Nationstar may add any additional fees, charges, and costs, including attorney's fees, to the amount recovered which are incident to the foreclosure of the property in accordance with the Loan Agreement; the Plaintiff has elected the foreclosure remedy of judicial foreclosure under Tex. R. Civ. P. 309 with an order of sale prepared by the clerk of the court and issued to the sheriff or constable in Harris County in the amount of \$374,138.93 plus any additional pre-judgment interest, post judgment interest, costs of court, and attorney's fees which are accumulated incident to the foreclosure as allowed by the Loan Agreement and Texas Law; together with a judgment of foreclosure of lien on/in the property as hereinafter set out in addition to the costs expended in that behalf;

UNIT NUMBER 4508, AND THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED 0.00315493 INTEREST IN THE GENERAL COMMON ELEMENTS, LOCATED IN AND BEING PART OF THE LOFTS ON POST OAK, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN FILM CODE NO. 192195, AND AMENDED IN FILM CODE NO. 193014 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

AND WHEREAS, an Original Execution and Order of Sale was issued thereon, on the 30TH day of AUGUST, 2024, and was returned endorsed as follows: UNEXECUTED//RETURNED.

NOW, THEREFORE, YOU ARE HEREBY COMMANDED to proceed according to law and seize and sell the above described property as under execution, and apply the proceeds thereof to the payment and satisfaction of the aforesaid judgment in the sum or sums with interest as shown above plus all cost of said suit as itemized in the attached cost statement, excluding costs due the county.

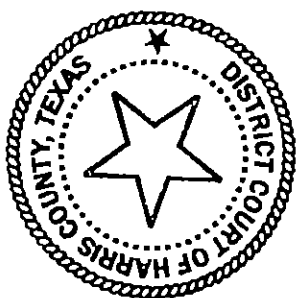
TO SERVING OFFICER:

HEREIN FAIL NOT, return this writ with your return thereon, on or before 90 days from the date of issuance of this Writ, to the District Clerk of Harris County, Texas. FIRST, retain your costs and fees for holding said sale. SECOND, remit the court costs to the District Clerk of Harris County, Texas. THIRD, remit the payment of the remaining monies received to the proper parties as shown in the Judgment. All in accordance with the statutes of the State of Texas.

GIVEN UNDER MY HAND and seal of office in Houston, Texas, on this the 6TH day of NOVEMBER, 2024, A.D.

Issued at the request of:
BRADLEY CONWAY
MILLER GEORGE & SUGGS PLLC
6080 TENNYSON PKWY STE 100
PLANO TX 75204

MARILYN BURGESS, District Clerk
HARRIS COUNTY, TEXAS



By *[Signature]* Deputy
CRYSTAL BELTRAN

RECORDER'S MEMORANDUM
This instrument is of poor quality
at the time of imaging.

FILED

Marilyn Burgess
District Clerk

NOV 15 2024

Time: 8:00 am
Harris County, Texas

By *[Signature]*
Mall Processing Clerk

JK

Constable Return of Individual

Cause #: 202325961

Tracking #: 74393173

In the case of GREENLEAF HOUSE LLC VS NATIONSTAR MORTGAGE, LLC a EXECUTION AND ORDER OF SALE and attached was issued by the 55th Judicial District court of HARRIS County, TX and came to hand on the 12 day of November, 2024 at 1:01PM to be delivered at 1901 POST OAK BLVD UNIT #4508, HOUSTON, TX 77056 by delivering to: NATIONSTAR MORTGAGE, L.L.C

Attempted Service

(Attempted service at 1901 POST OAK BLVD, UNIT #4508, HOUSTON, TX, 77056 unless otherwise noted.)

Date	Time	Deputy Name	Agency	Service Attempt Type	Attempted Address	Remarks
11/13/2024	2:45:00 PM	DEXTER JOHNSON	5	RETURN TO COURT	1901 POST OAK BLVD UNIT #4508 HOUSTON TX 77056	RTC PER PLAINTIFF ATTY FOR ERRORS

NOT EXECUTED to the defendant: NATIONSTAR MORTGAGE, LLC

The information received as to the whereabouts of the said defendant being:

Fee Due \$ 0.00

by Deputy DEXTER JOHNSON - 518

Printed

Deputy Signature

Sgt. Dexter W. Johnson

Attempts: 1

Total Attempts: 1

Ted Heap , Constable Precinct #5

Harris County Texas

17423 Katy Freeway
Houston Texas 77094
281.463.6666



MARILYN BURGESS
DISTRICT CLERK

STATEMENT OF ACCRUED COSTS/FEE'S

THIS IS NOT A BILL.

GREENLEAF HOUSE LLC vs NATIONSTAR MORTGAGE, LLC

MILLER GEORGE & SUGGS PLLC
5601 DEMOCRACY DRIVE, STE 265
PLANO, TX 75024

Cause#: 7 - 202325961
Court: 055
Judgment Date: 3-25-2024

Issued at the Request of: MILLER GEORGE & SUGGS PLLC

DATE	ACT/INV	ASSESSED TO/COLLECTED FROM	TYPE	ITEM DESCRIPTION	FEES COSTS	PAID
10/18/2024	1007409	MILLER GEORGE & SUGGS PLLC	ASMT	WRIT	\$8.00	\$8.00
10/18/2024	1007409	MILLER GEORGE & SUGGS PLLC	ASMT	CONST-ORDER OF SALE	\$150.00	\$150.00
10/18/2024	1007409	MILLER GEORGE & SUGGS PLLC	ASMT	POSTAGE ON TODS PAGES	\$0.73	\$0.73
8/15/2024	999515	MILLER GEORGE & SUGGS PLLC	ASMT	EXECUTION	\$8.00	\$8.00
8/15/2024	999515	MILLER GEORGE & SUGGS PLLC	ASMT	CONST-ORDER OF SALE	\$150.00	\$150.00
7/20/2023	962962	MILLER GEORGE & SUGGS PLLC	ASMT	CLERK BASIC FILING FEE	\$15.00	\$15.00
7/20/2023	962962	MILLER GEORGE & SUGGS PLLC	ASMT	CLERK RECORDS MANAGEMENT	\$20.00	\$20.00
7/20/2023	962962	MILLER GEORGE & SUGGS PLLC	STFEF	STATE CONSOLIDATION ACTION FUND	\$45.00	\$45.00
5/2/2023	21603	VILT, ROBERT C.	ASMT	BOND APPROVAL	\$5.00	\$5.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	COPIES - PAPER PRINTED	\$31.00	\$31.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	APPELLANT JUDICIAL FUND	\$5.00	\$5.00
4/26/2023	961891	VILT LAW, P.C.	STFEF	STATE CONSOLIDATION FEE	\$137.00	\$137.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	BOND APPROVAL	\$5.00	\$5.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	CERTIFIED MAIL SERVICE FEE	\$150.00	\$150.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	CITATION WITH COPY	\$8.00	\$8.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	WRIT	\$8.00	\$8.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	SERVICE BY MAIL (DCU)	\$30.00	\$30.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	LAW LIBRARY	\$35.00	\$35.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	DISPUTE RESOLUTION FEE	\$15.00	\$15.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	COURT FACILITY FUND ALLOCATION	\$20.00	\$20.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	CLERK OF THE COURT	\$50.00	\$50.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	CLERK RECORDS MANAGEMENT	\$30.00	\$30.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	COURT REPORTER SERVICE	\$25.00	\$25.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	COURTHOUSE SECURITY SERVICE	\$20.00	\$20.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	LANGUAGE ACCESS FUND	\$3.00	\$3.00
4/26/2023	961891	VILT LAW, P.C.	ASMT	COUNTY JURY FUND ALLOCATION	\$10.00	\$10.00
TOTAL ALL FEES:					\$983.73	\$983.73
BALANCE DUE ALL FEES:						\$0.00

Summary		Costs	Paid	Due
MILLER GEORGE & SUGGS PLLC	P	\$396.73	\$396.73	\$0.00
VILT LAW, P.C.	P	\$582.00	\$582.00	\$0.00
VILT, ROBERT C.		\$5.00	\$5.00	\$0.00
Statement Totals:		\$983.73	\$983.73	\$0.00

MARILYN BURGESS Prepared by: DESHA YATES

AD LITEM FEE:

PAYABLE TO:

Plaintiff's Recoverable Costs \$978.00

MONEY DUE TO MARILYN BURGESS DISTRICT CLERK \$0.00

Desha Yates

DEPUTY

(832) - 927-5740
10/21/2024

1007409

Constable Cost Paid

174393173

Marilyn Burgess - District Clerk Harris County
Envelope No. 93330817
By: Icroly simmons
Filed: 10/18/2024 2:36 PM

REQUEST FOR CIVIL/FAMILY POST JUDGMENT WRITS

Please process this request for the following:

Date: 10/18/2024

- WRIT OF EXECUTION
- EXECUTION AND ORDER OF SALE
- ORDER OF SALE IN TAX SUIT
- WRIT OF POSSESSION
- RECEIVER'S WRIT OF POSSESSION
- WRIT FOR TURNOVER
- RECEIVER'S WRIT FOR TURNOVER
- EXECUTION FOR COSTS
- WRIT OF SUPERSEDEAS
- WRIT OF VENDITIONI EXPONAS

Returnable in: 30 days 60 days 90 days

CAUSE NUMBER: 2023-25961 JUDICIAL DISTRICT COURT 55th

STYLE: Greenleaf House LLC

VS.

Nationstar Mortgage LLC

Name Of Judgment Debtor Or Party To Be Served: Greenleaf House LLC

Date of Order/Judgment: Final Summary Judgment 1/19/24

Amount of Judgment: N/A

Judgment Credits, if any: N/A

Requested by:

Law Firm: Miller, George & Suggs, PLLC

Attorney: Bradley Conway

Bar Number: 24065340

Address: 6080 Tennyson Pkwy. Ste. 100. Plano, TX 75024

75204

City

State

Zip

Phone Number: 972-532-0128

HOLD FOR PICKUP CONSTABLE FEE PAID (Send directly to Constable's Office) RETURN BY MAIL

Please submit this request along with an \$8.00 fee plus postage to MARILYN BURGESS Clerk; (P.O. Box 4651 Houston, Texas 77210-4651) Pro Se Filers only. No personal checks.

According to The Supreme Court of Texas, an order was signed adopting Texas Rule of Civil Procedure 21c and Amendments to Texas Rules of Civil Procedure 4, 21, 21a, and 502.1, Texas Rules of Appellate Procedure 6 and 9, and the Supreme court Order Directing the Form of the Appellate Record in Civil Cases to be effective January 1, 2014 for Harris County. This order mandates electronic filing in all Civil Courts and restricts us from accepting paper filing from any filer other than Pro Se filers.

This form can be found on our website at www.hcdistrictclerk.com

CAUSE NO. 2023-25961

GREENLEAF HOUSE LLC,

Plaintiff,

v.

NATIONSTAR MORTGAGE LLC,

Defendants.

IN THE DISTRICT COURT

55TH JUDICIAL DISTRICT

HARRIS COUNTY, TEXAS

NCA
7

FINAL SUMMARY JUDGMENT

On this day, the Court considered *Defendant/Counter-Plaintiff's Motion for Final Summary Judgment* filed by Nationstar Mortgage LLC and, after considering the motion, supporting evidence, and replies, the Court finds the Motion well taken and is **GRANTED** in its entirety. It is therefore,

ORDERED, ADJUDGED AND DECREED that Plaintiff Greenleaf House LLC takes nothing on the claims that it has or could have brought in this case. It is further,

ORDERED, ADJUDGED AND DECREED that on or about March 16, 2007, Ighofasan Uvwo, ("Uvwo") purchased real property, evidenced by a Special Warranty Deed recorded as document number 20070185130 in the real property records of Harris County, Texas; that this Special Warranty Deed conveyed a vendor's lien and superior title to Choice Home Financing, LLC dba CHF Mortgage. It is further,

ORDERED, ADJUDGED AND DECREED that an event of default has occurred on that certain Note executed on or about March 16, 2007 by Ighofasan Uvwo ("Uvwo") in the principal amount of \$272,000.00 payable to Choice Home Financing, LLC dba CHF Mortgage ("Note"). It is further,

ORDERED, ADJUDGED AND DECREED that that certain Deed of Trust dated March 16, 2007; signed by Ighofasan Uvwo; and recorded as instrument number 20070185131 in the real property records of Harris County, Texas (hereafter "Deed of Trust"), provides Nationstar Mortgage LLC, as the current holder of the Note and beneficiary of the Deed of Trust pursuant to a series of assignments recorded as instrument numbers 20070555460, RP-2023-88039, RP-2020-288171, and RP-2022-336901 in the real property records of Harris County, Texas, in the event of a default on the obligations on the Note, with a first lien security interest on the Property commonly known as 1901 Post Oak Boulevard, Unit #4508, Houston, TX 77056 ("Property") and more particularly described as follows:

UNIT NUMBER 4508, AND THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED 0.00315493 INTEREST IN THE GENERAL COMMON ELEMENTS, LOCATED IN AND BEING PART OF THE LOFTS ON POST OAK, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN FILM CODE NO. 192195, AND AMENDED IN FILM CODE NO. 193014 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

It is further

ORDERED, ADJUDGED AND DECREED that the purchase of the Property by Ighofasan Uvwo was evidenced by a Special Warranty Deed recorded as document number 20070185130 in the real property records of Harris County, Texas which secured the obligations under the Note and Deed of Trust by the express vendor's lien and superior title on behalf of Choice Home Financing, LLC dba CHF Mortgage and subsequently assigned to Nationstar Mortgage LLC; It is further,

ORDERED, ADJUDGED AND DECREED that the following are secured by the Deed

of Trust on the Property: the outstanding balance of the Note, including attorney fees; prejudgment interest; post-judgment interest; and costs of court. It is further,

ORDERED, ADJUDGED AND DECREED that due to the event of default on the Note, Nationstar Mortgage LLC may enforce its superior lien against the interests of Ighofasan Uvwo whose interests were subsequently assigned to Greenleaf House LLC by Trustee's Deed. It is further,

ORDERED, ADJUDGED AND DECREED that Nationstar Mortgage LLC may further communicate with Greenleaf House LLC and all third parties reasonably necessary to conduct the foreclosure sale. It is further,

ORDERED, ADJUDGED AND DECREED that any notices regarding the foreclosure of the Property to the defaulted defendants shall be mailed to them at the following addresses:

Greenleaf House LLC	1431 Wirt Road #108, Houston, Texas 77055
Ighofasan Uvwo	17814 Meadowcreek Trl, Richmond, TX 77407
Ighofasan Uvwo	1901 Post Oak Boulevard, Unit #4508, Houston, TX 77056

It is further,

ORDERED, ADJUDGED AND DECREED that, after allowing all just and lawful credits and offsets, as of the date of judgment, Plaintiff shall recover \$374,138.93 which shall include principal in the amount of \$226,415.84, interest in the amount of \$88,818.01, escrow advance in the amount of \$51,944.44, all other fees, charges, and costs in the amount of \$6,960.64. Post judgment interest shall continue to accrue after the date of judgment at the contractual rate of 6.125% or the highest rate allowed by law. Nationstar may add any additional fees, charges, and costs, including attorneys' fees, to the amount recovered which are incident to the foreclosure of

the property in accordance with the Loan Agreement. It is further,

ORDERED, ADJUDGED AND DECREED that all right, title, and interest in the Property described above held by Greenleaf House LLC, the security agreement and any subsequent successors and assigns is to be foreclosed and the proceeds of a foreclosure sale applied to the debt owed to Nationstar Mortgage LLC. It is further,

ORDERED, ADJUDGED AND DECREED that Plaintiff has elected the foreclosure remedy of judicial foreclosure under Tex. R. Civ. P. 309 with an order of sale prepared by the clerk of the court and issued to the sheriff or constable in Harris County in the amount of \$374,138.93 plus any additional pre-judgment interest, post judgment interest, costs of court, and attorneys' fees which are accumulated incident to the foreclosure as allowed by the Loan Agreement and Texas Law. It is further,

ORDERED, ADJUDGED AND DECREED that Nationstar Mortgage LLC, its successors and assigns, may make a credit bid at the judicial foreclosure sale in the amount of the above judgment plus any additional pre-judgment interest, post judgment interest, costs of court, and attorneys' fees which are accumulated incident to the foreclosure as allowed by the Loan Agreement and Texas Law. It is further,

ORDERED, ADJUDGED AND DECREED that the successful bidder at the foreclosure sale shall be vested with all of Ighofasan Uvwo, Greenleaf House LLC, and their successors and assigns's right, title and interest in the Property. It is further,

ORDERED, ADJUDGED AND DECREED that after foreclosure, if Plaintiff is the successful purchaser of the property, a writ of possession shall issue against Ighofasan Uvwo, any person with an interest in the property arising from Ighofasan Uvwo, Greenleaf House LLC, any

person with an interest in the property arising from Greenleaf House LLC, or any occupant of the property in accordance with Tex. R. Civ. P. 310. It is further,

ORDERED, ADJUDGED AND DECREED that this is a final summary judgment against Greenleaf House LLC, finally disposes of all parties and all claims, and is appealable. It is further,

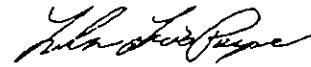
ORDERED, ADJUDGED AND DECREED that all costs are to be taxed against Greenleaf House LLC. It is further,

ORDERED, ADJUDGED AND DECREED that all writs and orders of sale necessary to enforce this judgment shall be issued. It is further,

ORDERED, ADJUDGED AND DECREED that any relief not specifically granted in this Judgment is **DENIED** and any parties not otherwise disposed of are **DISMISSED**.

Signed this _____ day of _____, 20.

Signed:
3/25/2024



PRESIDING JUDGE

Fax: (214) 291-5507

Attorney for Plaintiff Nationstar Mortgage LLC

Approved:

/s/ Bradley Conway

Bradley Conway

Texas Bar No. 24055340

bconway@mgs-legal.com

Mutunda K. Osafo

Texas Bar No. 24123081

mosafo@mgs-legal.com

Dustin George

Texas Bar No. 24065287

dgeorge@mgs-legal.com

MILLER, GEORGE & SUGGS, PLLC

6080 Tennyson Pkwy., Ste. 100

Plano, Texas 75024

Phone: (972) 532-0128

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Amanda Roark on behalf of Bradley Conway

Bar No. 24055340

aroark@mgs-legal.com

Envelope ID: 83580472

Filing Code Description: Motion (No Fee)

Filing Description: Defendant/Counter-Plaintiff's Motion For Final

Summary Judgment

Status as of 1/19/2024 12:05 PM CST

Case Contacts

Name	BarNumber	Email	Timestamp Submitted	Status
Bradley Conway		bconway@mgs-legal.com	1/19/2024 11:41:18 AM	SENT
Amanda Roark		aroark@mgs-legal.com	1/19/2024 11:41:18 AM	SENT
Robert C. Vilt		clay@villaw.com	1/19/2024 11:41:18 AM	SENT

Unofficial Copy Office of Marilyn Burgess District Clerk