

CAUSE NO. 2023-20312

NATIONSTAR MORTGAGE LLC, § IN THE DISTRICT COURT  
§  
*Plaintiff,* §  
§  
v. § 215<sup>TH</sup> JUDICIAL DISTRICT  
§  
LAURA M. DELAGARZA; U.S. BANK §  
NATIONAL ASSOCIATION, §  
§  
*Defendants.* § HARRIS COUNTY, TEXAS

2023-20312A

**ORDER GRANTING UNOPPOSED MOTION FOR SEVERANCE**

On this day, the court considered the Unopposed Motion for Severance filed by Nationstar Mortgage LLC. The Court grants the motion. It is

ORDERED that Nationstar Mortgage, LLC's Unopposed Motion for Severance is granted. It is further

ORDERED that the claims and causes of action asserted by Nationstar Mortgage, LLC against defendants, U.S. Bank and Laura M. Delagarza relating to the real property and title made the subject of this proceeding is severed from this action and made the subject of a separate proceeding. It is further

ORDERED that the Clerk is directed to open a newly docket file styled:

CAUSE NO. 2023-20312-A

NATIONSTAR MORTGAGE LLC, § IN THE DISTRICT COURT  
§  
*Plaintiff,* §  
§  
v. § 215<sup>TH</sup> JUDICIAL DISTRICT  
§  
LAURA M. DELAGARZA; U.S. BANK §  
NATIONAL ASSOCIATION, §  
§  
*Defendants.* § HARRIS COUNTY, TEXAS

and to place within the newly created file copies of the following pleadings and papers:

1. A certified copy of the Court's Docket Sheet;
2. A non-certified copy of the registry of documents filed in the case;
3. A certified copy of Plaintiff's First Amended Petition;
4. A certified copy of the citation with officer's return proving service on Laura M. Delagarza, filed on April 18, 2023;
5. A certified copy of the Court's Interlocutory Default and Stipulated Judgment signed on June 27, 2024;
6. A certified copy of the Unopposed Motion for Severance filed on June 28, 2024;
7. A certified copy of this Order Granting Unopposed Motion for Severance.

It is further

ORDERED that the costs associated with this order of severance and preparation of the newly created severed file bearing cause number 2023-20312-A are taxed and are to be paid by plaintiff, Nationstar Mortgage LLC. It is further

ORDERED that upon signing this Order Granting Unopposed Motion for Severance, the Court's Interlocutory Default and Stipulated Judgment signed on June 27, 2024 is found to be a final judgment disposing of all issues between the parties involved in the Interlocutory Default and Stipulated Judgment, namely Plaintiff, Nationstar Mortgage, LLC, Defendants Laura M. Delagarza and U.S. Bank National Association, with all post-judgment deadlines beginning on the date this order is signed. It is further

ORDERED that when this Order is signed, the Interlocutory Default and Stipulated Judgment is a final appealable judgment. All costs assessed in the severed action are to be born by Plaintiff, Nationstar Mortgage, LLC. All relief not expressly granted between the parties named

and identified in the Courts Interlocutory Default and Stipulated Judgment is denied. All other relief pending in the non-severed action remain intact and unchanged by this order.

Signed \_\_\_\_\_

Signed:  
1/27/2025  
1:58 PM



HON. ~~ELAINE PALMER~~, DISTRICT JUDGE  
NATHAN J. MILLIRON

Unofficial Copy Office of Marilyn Burgess District Clerk

**APPROVED and ENTRY REQUESTED**

MCCARTHY & HOLTHUS, LLP

/s/ Robert L. Negrin

Robert L. Negrin/SBN: 14865550  
rnegrin@McCarthyHolthus.com  
1255 West 15th Street, Suite 1060  
Plano, Texas 75075  
Phone: 214.291.3800  
Fax: 214.291.3801

**ATTORNEYS FOR PLAINTIFF  
NATIONSTAR MORTGAGE LLC**

**AGREED as to FORM**

BARRETT DAFFIN FRAPPIER  
TURNER & ENGEL, LLP

/s/ Shawnika Brooks w/ permission by Thomas L. Brackett SBN#24034337

Shawnika L. Brooks  
State Bar No. 24106058  
4004 Belt Line Road, Ste. 100  
Addison, Texas 75001  
(972) 386-5040  
(972) 341-0734 (Facsimile)  
ShawnikB@bdfgroup.com  
**ATTORNEYS FOR US BANK**

/s/ John V. Burger w/ permission

John V. Burger, SBN: 03378650  
4151 Southwest Freeway, Suite 680  
Houston, Texas 77027  
Telephone: (713) 722-0281  
Telecopier: (713) 722-9786  
john@barryandsewart.com  
**ATTORNEYS FOR QUEST TRUST  
COMPANY FBO NIKOLA KNEZEVIC IRA #  
11588-21**