

Craig Steven Brummett and  
Vera Lynn Brummett  
643 Cambridge Drive  
Richardson, Texas 75080  
Our file #0816-097F

**ATTENTION SERVICE MEMBERS:**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on February 13, 2007, Craig Steven Brummett and Vera Lynn Brummett executed a Deed of Trust conveying to Baxter & Schwartz, P.C., a Trustee, the Real Estate hereinafter described, to secure Nationstar Mortgage LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 20070074931 in the Real Property Records of Dallas County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, October 2, 2018, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Dallas, State of Texas:

**BEING LOT 6, BLOCK 2 OF PARKVIEW ESTATES NO. 4, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 181, MAP RECORDS, DALLAS COUNTY, TEXAS.**

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank Of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Substitute and Successor Substitute Trustees are identified below.

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2018 SEP 11 AM 10:41

**FILED**

HARVEY LAW GROUP



Kelly J. Harvey, Texas State Bar No. 09180150  
Jerry W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 9/10/2018



~~Shelley Ortolani, Substitute Trustee, or~~

**Michele Hreha, Successor Substitute Trustee, or  
Robert Ortolani, Successor Substitute Trustee, or  
Mary Mancuso, Successor Substitute Trustee, or  
Francesca Ortolani, Successor Substitute Trustee, or  
Shelley Ortolani, Successor Substitute Trustee, or  
Mary Mancuso, Successor Substitute Trustee, or  
Michele Hreha, Successor Substitute Trustee, or  
Francesca Ortolani, Successor Substitute Trustee, or  
Robert Ortolani, Successor Substitute Trustee, or  
Michelle Schwartz, Successor Substitute Trustee, or  
Guy Wiggs, Successor Substitute Trustee, or  
David Stockman, Successor Substitute Trustee, or  
Brenda Wiggs, Successor Substitute Trustee, or  
Denise Boerner, Successor Substitute Trustee, or  
Donna Stockman, Successor Substitute Trustee, or  
Tim Lewis, Successor Substitute Trustee, or  
Kathy Arrington, Successor Substitute Trustee**

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas  
77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

Cause No.: DC-16-13825

<i>In Re: Order for Foreclosure Concerning</i>	§	<i>In the District Court</i>
	§	
	§	
<i>643 Cambridge Drive, Richardson, Texas 75080</i>	§	
	§	
	§	
<i>Under Tex. R. Civ. P. 736</i>	§	
	§	
<i>Petitioner:</i>	§	
<i>The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B</i>	§	<i>Dallas County, Texas</i>
	§	
	§	
	§	
<i>Respondents:</i>	§	
<i>Craig Steven Brummett, Vera Lynn Brummett, and Fortezza Enterprises, Inc.</i>	§	<i>193<sup>rd</sup> Judicial District</i>

**ORDER ALLOWING FORECLOSURE**

Came on for consideration the Application for Order for Foreclosure and Partial Default Motion against Respondent Fortezza Enterprises, Inc. filed by The Bank of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B (“Petitioner”). The Court is of the opinion that said application should be GRANTED.

The Court finds that Respondents Craig Steven Brummett and Vera Lynn Brummett have made an appearance in this case. The Court additionally finds that Respondent Fortezza Enterprises, Inc. has been properly served through the Secretary of State and has failed to file a response or otherwise appear in this case.

The Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on January 7, 2014, the Petitioner gave the Respondent(s) proper Notice of Default;

- the default was not cured and the Note was accelerated on August 23, 2016; and
- the loan is due for the December 1, 2010 payment and all subsequent payments.
- all principal, interest and other sums due under the terms of the Note and Texas Home Equity Instrument have been accelerated and are now due and owing.

(2) This is an *in rem* proceeding and the property to be foreclosed is commonly known as 643 Cambridge Drive, Richardson, Texas 75080 (the "Property") which has the following legal description:

BEING LOT 6, BLOCK 2 OF PARKVIEW ESTATES NO. 4, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 181, MAP RECORDS, DALLAS COUNTY, TEXAS.

(3) The name and last known address of each respondent subject to this Order is:

- Fortezza Enterprises, Inc., 13410 Preston Rd Ste C534  
Dallas, TX 75240
- Vera Lynn Brummett, 643 Cambridge Drive, Richardson, TX 75080
- Craig Steven Brummett, 643 Cambridge Drive, Richardson, TX 75080

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 20070074931 of the real property records of Dallas County, Texas.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff, or its successors and assigns, may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 14<sup>th</sup> day of Aug, 2018.

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved As To Form And Entry Requested:  
HARVEY LAW GROUP  
By: /s/ Kelly J. Harvey  
Kelly J. Harvey  
SBN: 09180150

**Kelly@kellyharvey.com**

**Jerry W. Mason**

**SBN: 24081794**

**jerry@kellyharvey.com**

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**Houston, Texas 77219**

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**ATTORNEYS FOR PETITIONER**