

Our Case Number: 23-03125-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 21, 2006, BENNIE L. BROOKS AND WIFE, KAREN D. BROOKS, executed a Deed of Trust/Security Instrument conveying to DAVID L. PRITCHARD, as Trustee, the Real Estate hereinafter described, to AMERICAN GENERAL FINANCIAL SERVICES, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20060296253, in Book RP 036-88, at Page 1102, in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARRIS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bayou City Event Center 9401 Knight Road, Houston TX 77045 in **HARRIS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT TWENTY-SIX (26), IN BLOCK EIGHT (8), GREENFIELD VILLAGE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 299, PAGE 55, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED.

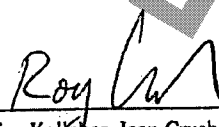
Property Address: 3230 HOMBLY RD, HOUSTON, TX 77069
Mortgage Servicer: NATIONSTAR
Noteholder: CIM TRUST 2022-NR1
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 18 day of Feb, 2025


Roy Crush, Erica Kallaher, Jean Crush,
Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

1/24/2025 1:23 PM
Marilyn Burgess - District Clerk Harris County
Envelope No. 96574101
By: Ozuqui Quintanilla
Filed: 1/24/2025 1:23 PM

Pgs-3

RP-2025-41599
02/05/2025 ER \$37.00

DC
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CAUSE NO. 202354838

**In Re: Order of Foreclosure Concerning
3230 HOMBLY RD
HOUSTON, TX 77069
Under Tex. R. Civ. P. 736**

IN THE DISTRICT COURT

Petitioner:

HARRIS COUNTY, TEXAS

CIM Trust 2022-NR1

Respondent(s):

**BENNIE L BROOKS
KAREN D BROOKS**

55th JUDICIAL DISTRICT

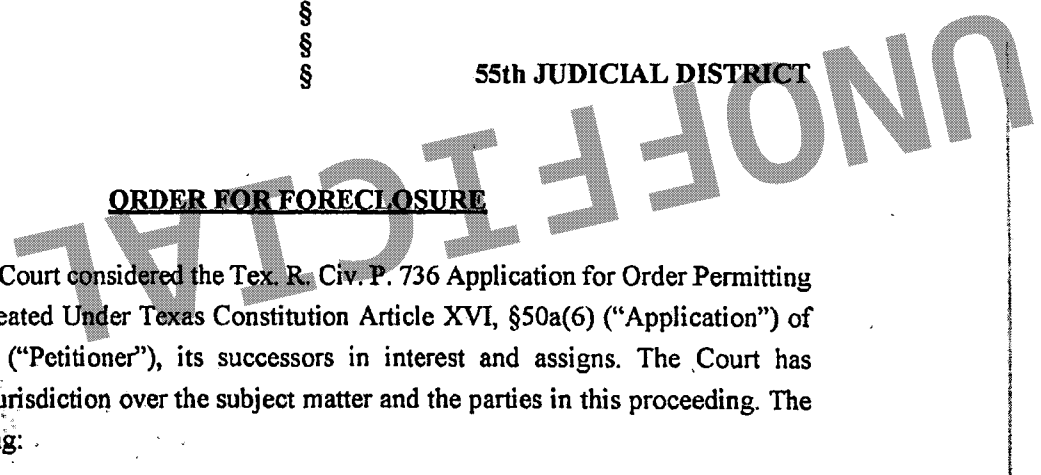
ORDER FOR FORECLOSURE

On this date the Court considered the Tex. R. Civ. P. 736 Application for Order Permitting Foreclosure of Lien Created Under Texas Constitution Article XVI, §50a(6) ("Application") of CIM Trust 2022-NR1 ("Petitioner"), its successors in interest and assigns. The Court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. The Court finds the following:

1. This is an in rem proceeding;
2. The Petitioner has satisfied the requirements of Tex. R. Civ. P. 736.1(d)(3) and established that:
 - (a) A debt exists which is secured by a lien created under Tex. Const. Art. XVI §50a(6) for a home equity loan;
 - (b) The beneficiary of the security instrument and the party authorized to enforce the terms therein is for CIM Trust 2022-NR1;
 - (c) Party(s) obligated to pay the lien: **BENNIE L BROOKS and KAREN D BROOKS**
 - (d) Party(s) who is(are) mortgagor(s) of the lien sought to be foreclosed but is not a maker of or assumer of the underlying debt: **N/A**
 - (e) The requisite notices to cure the default and accelerate the maturity of the debt under the security instrument, Tex. Prop. Code §51.002, and applicable law have been given to each person, and the opportunity to cure has expired; and
 - (f) Prior to filing the Application, all actions required by applicable law and the

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lien sought to be foreclosed have been performed.

3. The mailing address of the property sought to be foreclosed is 3230 HOMBLY RD, HOUSTON, TX 77069 ("Property"), and is more particularly described, to-wit:

LOT TWENTY-SIX (26), in BLOCK EIGHT (8), GREENFIELD VILLAGE, SECTION TWO (2), a Subdivision in Harris County, Texas, according to the Plat thereof recorded in Volume 299, Page 55, of the Map Records of Harris County, Texas; together with all improvements thereon situated.

4. Respondents, BENNIE L BROOKS and KAREN D BROOKS, are subject to this Order, and according to the Petitioner's records, their last known address is 3230 HOMBLY RD, HOUSTON, TX 77069.

5. The Security Instrument encumbering the Property is recorded in the official real property records of HARRIS County, Texas under County Clerk Number: 20060296253, where all or part of the property is located.

The Court further finds that the Application complies with Tex. R. Civ. P. 736; that the Application has been properly served in accordance with Tex. R. Civ. P. 736.3; that in accordance with Tex. R. Civ. P. 736.7(c), the required Return of Service has been on file with the clerk of the Court for at least 10 days, exclusive of the filing date, except that, if service by certified mail is unsuccessful, the return of service need not contain a return receipt as stated by Tex. R. Civ. P. 736.3(b)(2).

THE COURT THEREFORE GRANTS Petitioner's Application for Expedited Foreclosure Order Under Rule 736 on a Home Equity Loan or Home Equity Line of Credit under Tex. Const. art. XVI, §50a(6).

IT IS THEREFORE ORDERED that Petitioner may proceed with a foreclosure sale of the lien on the Property under the terms of the security instrument and Texas Property Code §51.002.

IT IS FURTHER ORDERED that Petitioner shall send Respondents a copy of this signed Order with the notice of foreclosure sale sent to Respondents.

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IT IS FURTHER ORDERED that if Respondents are represented by counsel, Petitioner shall, by certified mail, send Respondents' attorney(s) notice of the foreclosure sale date.

IT IS FURTHER ORDERED that Petitioner may communicate with Respondents and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED this _____ day of _____, 2025.

Signed: *[Signature]*
1/29/2025

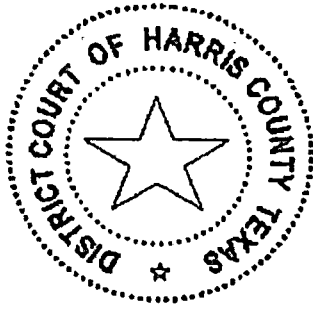
JUDGE PRESIDING

Approved as to Form and Content:

MARINOSCI LAW GROUP, P.C.

By: /s/ Christopher K. Baxter
Christopher K. Baxter
State Bar No.: 90001747
16415 Addison Road, Suite 725
Addison, TX 75001
Telephone: (972) 331-2300
Facsimile: (972) 331-5240
Email: cbaxter@mlg-defaultlaw.com
Attorney for Petitioner

COPY



I, Marilyn Burgess, District Clerk of Harris County, Texas certify that this is a true and correct copy of the original record filed and or recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office this February 5, 2025

Certified Document Number: 118745192 Total Pages: 3

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Marilyn Burgess, DISTRICT CLERK
HARRIS COUNTY, TEXAS

UNOFFICIAL

In accordance with Texas Government Code 51.301 and 406.013 electronically transmitted authenticated documents are valid. If there is a question regarding the validity of this document and or seal please e-mail support@hcdistrictclerk.com

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Pages 5
02/05/2025 11:39 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

COPY

UNOFFICIAL

RECORDERS MEMORANDUM
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS