

CAUSE NO. 202256758

In Re: Order of Foreclosure § **IN THE DISTRICT COURT**
Concerning §
8141 HOWARD DR §
HOUSTON, TX 77017 §
§
Under Tex. R. Civ. P. 736 § **OF HARRIS COUNTY, TEXAS**
§
Petitioner: BANK OF AMERICA, N.A. §
§
Respondent(s): CHRISTIAN EDUARDO §
AGUILAR § **151st JUDICIAL DISTRICT**

FINAL
DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

CHRISTIAN EDUARDO AGUILAR
2407 POSSUM CREEK RD
HOUSTON, TX 77017

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 8141 HOWARD DR, HOUSTON, TX 77017 with the following legal description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF HOUSTON, COUNTY OF HARRIS AND STATE OF TEXAS;

LOT TWENTY-SEVEN (27) IN BLOCK TWENTY-EIGHT (28) OF MEADOWBROOK, SECTION "C", AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVETED TO JOSE LUIS AGUILAR BY DEED FROM ANN MCPHAIL AKA MARTHA ANN MCPHAIL DATED 05/31/1995 RECORDED 06/05/1995 IN DEED INSTRUMENT# R425654, IN THE REGISTER'S OFFICE OF HARRIS COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at CLERK'S FILE NO. 20070333551 and recorded in the real property records of HARRIS County, Texas.
5. The material facts establishing the default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the declaration of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, and its successors and/or assigns may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this ____ day of _____, 20__.

Signed:
4/27/2023



JUDGE PRESIDING

SUBMITTED BY:

BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

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