

CAUSE NO. 2023-24417

EDGEFIELD HOLDINGS, LLC,
Plaintiff,

v.

JACQUELINE JORDAN, DWAYNE
JORDAN, J. HOME BUILDERS &
CONSTRUCTION, INC., and TEAM
HBC, INC.,
Defendants.

§
§
§
§
§
§
§
§
§

IN THE DISTRICT COURT OF

HARRIS COUNTY, TEXAS

151st JUDICIAL DISTRICT

PARTIAL
DEFAULT JUDGMENT

ON THIS DAY, came to be considered the Motion for Partial Default Judgment filed by Edgefield Holdings, LLC (hereinafter "Edgefield") against Team HBC, Inc. ("HBC"). The Court determined it had jurisdiction over the subject matter and the parties to this proceeding. It appears to this Court that, although duly served with process herein, HBC failed to appear and answer and has wholly made default.

After consideration of the pleadings and the motion, and the affidavit and exhibits, the Court **GRANTS** Edgefield's motion, and finds as follows:

1. Edgefield filed its Original Petition and Suit on Sworn Account in this suit on April 18, 2023.
2. On April 27, 2023, HBC was properly served with the Original Petition and citation by service on HBC's registered agent.
3. A copy of the return of service was filed in this Court on April 28, 2023. As such, proof of valid service has been on file with this Court for more than ten (10) days.
4. The deadline for HBC to file an answer was by 10:00 a.m. on May 22, 2023. HBC, however, has not filed an answer or any pleading constituting an answer and has not entered or made an appearance.
5. On August 8, 2023, Edgefield filed a Supplemental Petition against HBC.
6. In accordance with TEX. R. CIV. P. 21a, the Supplemental Petition was served by Certified Mail Return Receipt Requested on HBC's registered agent and to

HBC's last known address. The Supplemental Petition was also sent by CMRR to Jacqueline Jordan and Dwayne Jordan.

7. The last known address for HBC is 4630 Knoxville Street, Houston, TX 77051.
8. HBC is not a member of the United States military.

It is therefore ORDERED, ADJUDGED, and DECREED that Edgefield is entitled to a DECLARATION, holding all authority of a Declaratory Judgment under the Texas Declaratory Judgment Act, as follows:

1. On July 5, 2012, Woodforest National Bank received a judgment against Jacqueline Jordan in the amount of \$68,609.33 (with post-judgment interest accruing on such principal amount thereafter at the rate of 18% per annum), plus legal fees in the amount of \$5,000.00 (with post-judgment interest accruing on such fees at the rate of 5% per annum), plus costs in the amount of \$268.00, in the case styled *Woodforest National Bank v. Jacqueline Jordan*, Cause No. 12-03-03316, Montgomery County Civil Court at Law No. 2, Montgomery County, Texas (the "Judgment").
2. Edgefield Holdings, LLC, is the successor-in-interest to the Judgment *via* an Assignment of Judgment and holds all rights, title, and interest incident thereto.
3. On October 2, 2012, an Abstract of Judgment was filed in the Harris County Real Property records placing a lien on any and all real property owned (or subsequently acquired) by Jacqueline Jordan.
4. On June 23, 2014, an entity known as "2 Classy 2 Clean" transferred ownership of the property known as 4630 Knoxville Street, Houston, TX 77051 to Jacqueline Jordan *via* a warranty deed.
5. On September 22, 2022, the Montgomery County Court at Law signed an Order Reviving the Judgment, curing any previous dormancy and allowing for collection efforts to continue thereon.
6. On September 30, 2022, a new Abstract of Judgment was issued by the Montgomery County Clerk which was recorded in the Harris County Property Records on October 6, 2022.
7. The new abstract continued Edgefield's prior judgment lien against the 4630 Knoxville property.
8. On June 23, 2014, when Jacqueline Jordan first took ownership of 4630 Knoxville Street, Houston, TX 77051 *via* a warranty deed, Edgefield's judgment lien attached to the 4630 Knoxville property. The judgment lien still exists against

the 4630 Knoxville Street, Houston, TX 77051 *via* the new abstract of judgment issued on September 30, 2022 and recorded on October 6, 2023.

9. Edgefield Holdings, LLC's judgment lien follows the chain of title from Jacqueline Jordan through to the present owners.
10. Team HBC, Inc. is the current owner of the property *via* the following chain of title evidenced in the Real Property Records of Harris County:
 - a. Jacqueline Jordan transferred the property to Ronald Walker on June 23, 2014 (Doc. #20140270942)
 - b. Ronald Walker transferred the property to J. Homebuilders & Construction, Inc. on July 22, 2014 (Doc. #20140321096)
 - c. J. Homebuilders & Construction, Inc. transferred the property to Rodney Martinez on March 16, 2015 (Doc. #20150105207)
 - d. Rodney Martinez transferred the property to Norman Hodge on April 25, 2016 (Doc. #RP-2016-170785)
 - e. Norman Hodge transferred the property to Team HBC, Inc. on August 1, 2016 (Doc. #RP-2016-334838)
11. Therefore, Edgefield Holdings, LLC holds a valid and existing judgment lien against Team HBC, Inc.'s interest in 4630 Knoxville Street, Houston, TX 77051 in the amount of the Judgment.

The Court further HOLDS that Team HBC, Inc. and Jacqueline Jordan are alter-egos of each other and that Jacqueline Jordan has used the corporate form of Team HBC, Inc. to perpetuate a fraud on her creditors such as Edgefield. It is therefore ORDERED, ADJUDGED, and DECREED that Edgefield is entitled to enforce the aforementioned Judgment against the assets of Team HBC, Inc.

Edgefield shall have all writs of possession, execution and other process necessary to enforce this judgment.

SIGNED on this ____ day of _____, 2023.

Signed:
10/10/2023



JUDGE PRESIDING

APPROVED AND ENTRY REQUESTED:

BRADLEY ARANT BOULT CUMMINGS LLP

/s/ Timothy R. Cook _____

Justin T. Scott

Texas Bar No. 24070578

jscott@bradley.com

Timothy R. Cook

Texas Bar No. 24101646

tcook@bradley.com

600 Travis, Suite 5600

Houston, Texas 77002

Telephone: 713-576-0300

Facsimile: 713-576-0301

FELDMAN LAW GROUP, P.A.

Todd Feldman

Texas Bar No. 24093712

todd@tfeldmanlaw.com

3050 Biscayne Blvd, Suite 904

Miami, Florida 33137

Telephone: 954-815-4912

Facsimile: 305-675-6461

ATTORNEYS FOR PLAINTIFF

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.

Donna Keaton on behalf of Timothy Cook
Bar No. 24101646
dkeaton@bradley.com
Envelope ID: 79768086
Filing Code Description: Proposed Order
Filing Description: Proposed Order on Motion for Default
Status as of 9/20/2023 3:55 PM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Todd Feldman	24093712	todd@tfeldmanlaw.com	9/20/2023 3:43:02 PM	SENT
Donna Keaton		dkeaton@bradley.com	9/20/2023 3:43:02 PM	SENT
Justin Scott		jscott@bradley.com	9/20/2023 3:43:02 PM	SENT
Timothy Cook		tcook@bradley.com	9/20/2023 3:43:02 PM	SENT