

No. 2022-54765

EDDIE C. LINDSEY, § IN THE DISTRICT COURT OF
§
Plaintiff, §
§
VS. § HARRIS COUNTY, T E X A S
§
WBL SPO I, LLC and §
WORLD BUSINESS LENDERS, LLC, §
§
Defendants. § 152ND JUDICIAL DISTRICT

FINAL SUMMARY JUDGMENT

BE IT REMEMBERED that on this day came on for consideration Defendants' Traditional Motion for Summary Judgment. The Court finds there are no genuine issues of material fact and that Defendants are entitled to judgment as a matter of law. It is therefore

ORDERED, ADJUDGED, AND DECREED that Counter-Plaintiff WBL SPO I, LLC, have and recover judgment of, from, and against Counter-Defendant EDDIE C. LINDSEY for the sum of TWO HUNDRED FOUR THOUSAND TWO HUNDRED TWO AND 36/100 DOLLARS (\$204,202.36) in principal; prejudgment interest in the amount of \$179,698.62 as of October 1, 2023; pre-judgment interest in the amount of \$268.54 per diem from and after October 1, 2023 until the date of final judgment; the additional principal amount of \$38,903.06 representing the unpaid contractual prepayment premium; all costs of Court; reasonable attorneys' fees for efforts to date in the amount of TWENTY-EIGHT THOUSAND SEVEN HUNDRED SIXTY-NINE AND 99/100 DOLLARS (\$28,769.99); reasonable appellate attorneys' fees in the additional amount of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) in the event an appeal is perfected to the Court of Appeals in this matter, which appeal does not result in a final reversal of the entire principal award above; reasonable appellate attorneys' fees in the additional amount of FIVE THOUSAND

AND NO/100 DOLLARS (\$5,000.00) in the event a Petition for Review is filed in the Supreme Court of the State of Texas, which does not result in a final reversal of the entire principal award above; and reasonable appellate attorneys' fees in the additional amount of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) in the event such Petition is granted and does not result in a final reversal of the entire principal award above; post-judgment interest on the unpaid principal balance at the contract rate of 0.131506849315% per day from and after the date of final judgment until paid in full; and post-judgment interest on court costs and attorneys' fees at the prevailing statutory judgment rate of 8.50% per annum. Such post-judgment interest will begin to run on the aforementioned awards of appellate attorneys' fees when an appeal is perfected or Petition is filed, whichever the case may be. Such post-judgment interest will begin to run on all other awards above from the date of final judgment until finally paid. It is further

ORDERED, ADJUDGED, AND DECREED that Counter-Plaintiff WBL SPO I, LLC, shall have foreclosure of its deed of trust lien in, to, and against the property that is described in Exhibit "A" attached hereto.

SIGNED this _____ day of _____, 2024.

Signed: 
5/21/2024

JUDGE PRESIDING

APPROVED:

WELLS & CUELLAR, P.C.

/s/ James E. Cuellar
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Attorneys for Defendants

WBL SPO I, LLC and WORLD BUSINESS LENDERS, LLC

Unofficial Copy Office of Marilyn Burgess District Clerk

EXHIBIT "A"

Legal Description

A 0.8884 acres tract of land out of Tract 9 in the Howard DeCrow Survey, Abstract No. 221, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the Southeasterly right-of-way of Spring Creek Drive and being the Northwest corner of the above mentioned Tract 9 and being located Northeasterly a distance of 3700.43 feet from the East right-of-way of Aldine-Westfield Road;

THENCE, North 57 deg. 46 min. 18 sec. East, along the Southeasterly right-of-way of Spring Creek Drive, a distance of 113.17 feet to the Northwest corner of the tract herein described and the POINT OF BEGINNING;

THENCE, North 57 deg. 46 min. 18 sec. East, along the Southeasterly right-of-way of Spring Creek Drive, a distance of 112.97 feet to the Northeast corner of the tract herein described;

THENCE, South 31 deg. 54 min. 48 sec. East, a distance of 342.86 feet to the Southeast corner of the tract herein described;

THENCE, South 58 deg. 05 min. 12 sec. West, a distance of 113.04 feet to the Southwest corner of the tract herein described;

THENCE, North 31 deg. 54 min. 07 sec. West, a distance of 342.23 feet to the POINT OF BEGINNING and containing 0.8884 acre.

Commonly Known As:

2700 Spring Creek Dr., Spring, TX 77373

Parcel ID:

042-075-003-0054

Unofficial Copy Office of Marilyn Burgess District Clerk