

CAUSE NO. 202424899

IN RE: ORDER FOR FORECLOSURE
CONCERNING 12726 MIDDLESBROUGH LANE
HOUSTON, TX 77066 UNDER TEX. R. CIV.
PROC. 736

§ IN THE DISTRICT COURT OF

PETITIONER:

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE BANK, N.A.
AS TRUSTEE FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES 2005-3, NOVASTAR
HOME EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2005-3

§ HARRIS COUNTY, TEXAS

RESPONDENT(S):

RONALD L. PUGH AND JOHNNIE L. PUGH

§ 127th JUDICIAL DISTRICT__

DEFAULT ORDER

1. On this date the Court considered Petitioner's Motion for 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:

RONALD L. PUGH
12726 MIDDLESBROUGH LANE
HOUSTON, TX 77066

JOHNNIE L. PUGH
12726 MIDDLESBROUGH LANE
HOUSTON, TX 77066

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 12726 MIDDLESBROUGH LANE, HOUSTON, TX 77066 with the following legal description:

LOT THREE (3) IN BLOCK FOURTEEN (14) OF NORTHCLIFFE SUBDIVISION, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 256, PAGE 6, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

4. The lien sought to be foreclosed is indexed or recorded at Document Y678666 and recorded in the real property records of Harris County, Texas.
5. The material facts establishing Respondent's 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 affidavit of Petitioner, no Respondent subject to 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 may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement 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 _____, 2024.

Signed:
6/27/2024



JUDGE PRESIDING

Approved and Entry Requested:

/s/ Ester Gonzales

MACKIE WOLF ZIENTZ & MANN, P.C.

Ester Gonzales

Attorney, State Bar No. 24012708

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