

25TX935-0133
5630 SAMANTHA LN, LUMBERTON, TX 77657

FILED FOR RECORD

2025 MAY 29 PM 2:45

NOTICE OF FORECLOSURE SALE

CONNIE DECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Chesenne*

Property:

The Property to be sold is described as follows:

BEING LOT THIRTY-FIVE (35), BLOCK EIGHT (8), WESTWOOD SECTION NO. VII, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 14-16A, PLAT RECORDS, HARDIN COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated December 16, 2014 and recorded on December 18, 2014 as Instrument Number 2014-52061 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information:

July 01, 2025, at 11:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by JOYCE ELAINE HODSHIRE secures the repayment of a Note dated December 16, 2014 in the amount of \$125,600.00. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Court Order:

A Final Judgment was signed on March 20, 2025 in the 88th District Court of Hardin County under Cause No. 65374. A copy of the Order is attached hereto.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4844358

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Ron Harmon, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks, Stephanie Hernandez, Angelia Brooks, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Angie Smith, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Ron Harmon, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks, Stephanie Hernandez, Angelia Brooks, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Angie Smith, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 29th day of May, 2025 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

65374

CAUSE NO. 65374

PINGORA LOAN SERVICING, LLC
PLAINTIFF

IN THE DISTRICT COURT

V.

HARDIN COUNTY, TEXAS

SHERRY SMITH, BRENDA C.
TAYLOR, THE UNKNOWN HEIRS OF
JOYCE ELAINE HODSHIRE, AND 5630
SAMANTHA LN, LUMBERTON, TX
77657, *IN REM*
DEFENDANTS

88th JUDICIAL DISTRICT

**FINAL JUDGMENT ON PLAINTIFF'S MOTION FOR DEFAULT JUDGMENT
AGAINST DEFENDANT SHERRY SMITH, AND SUMMARY JUDGMENT AGAINST
DEFENDANT BRENDA C. TAYLOR, THE ESTATE OF JOYCE ELAINE HODSHIRE
AND THE UNKNOWN HEIRS OF JOYCE ELAINE HODSHIRE**

On this day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After reviewing PLAINTIFF'S MOTION FOR DEFAULT JUDGMENT AGAINST DEFENDANT SHERRY SMITH, AND SUMMARY JUDGMENT AGAINST DEFENDANT BRENDA C. TAYLOR, THE ESTATE OF JOYCE ELAINE HODSHIRE, AND THE UNKNOWN HEIRS OF JOYCE ELAINE HODSHIRE ("Motion"), the pleadings, the affidavits and the arguments of counsel, the Court finds:

1. Pingora Loan Servicing, LLC ("Plaintiff"), its successors in interest or assigns, appeared through its attorney of record. Sherry Smith and Brenda C. Taylor were personally served with process and the Unknown Heirs of Joyce Elaine Hodshire were served by publication. Proofs of service have been on file with this Court for at least ten (10) days before this judgment was rendered; the deadline for the Defendants to file an answers has passed, but Defendant, Sherry

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2025 MAR 20 PM 12:22
JANA HOGG, DISTRICT CLERK
HARDIN COUNTY, TEXAS
By [Signature]

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INST NO 2025-151638 Filed: 03/22/2025 at 12:17:08 PM



Smith has not filed an answer or entered an appearance; Defendant, Brenda C. Taylor, filed an Answer in the case; Brooke Martinez, who is the Court-appointed attorney ad litem for the Unknown Heirs of Deceased Mortgagor filed an answer on their behalf; Deceased Mortgagor and Defendants, Sherry Smith and Brenda C. Taylor, are not members of the United States Military; and the damages in Plaintiff's petition are liquidated and proven by a written instrument. The Court determined it had jurisdiction over the subject matter and the parties in this proceeding.

2. Plaintiff is the current "noteholder", as the term is defined in Texas Property Code §51.001, of a Note and secured the real property ("Property") commonly known as 5630 Samantha Ln, Lumberton, TX 77657. The legal description of the Property is:

BEING LOT THIRTY-FIVE (35), BLOCK EIGHT (8), WESTWOOD SECTION NO. VII, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 14-16A, PLAT RECORDS, HARDIN COUNTY, TEXAS.

3. Defendants, Sherry Smith and Brenda C. Taylor, are the only known heirs-at-law of Joyce Elaine Hodshire ("Deceased Mortgagor") and were vested with Deceased Mortgagor's interest in the Property upon the deaths of Deceased Mortgagor.

4. Plaintiff will enforce its security interest pursuant to the Note and Tex. Prop. Code §51.002.

5. No personal liability is sought against the Defendants, Sherry Smith and Brenda C. Taylor as Defendants, Sherry Smith and Brenda C. Taylor are not obligated for the Loan Agreement debt.

IT IS THEREFORE ORDERED that Plaintiff, or its successors or assigns in interest, shall enforce the Note default by foreclosing the security interest encumbering the Property pursuant to the Deed of Trust or Texas Property Code §51.002.

IT IS FURTHER ORDERED that this Final Judgment on Plaintiff's Motion for Default Judgment and Summary Judgment serves as an Order of Foreclosure in accordance with Texas Rule of Civil Procedure 735.

IT IS FURTHER ORDERED that a copy of this Final Judgment shall be sent to Defendants with the notice of the date, time and place of the foreclosure sale.

IT IS FURTHER ORDERED that Plaintiff may communicate with the Defendants, Sherry Smith and Brenda C. Taylor and all third parties reasonably necessary to conduct the foreclosure sale.

IT IS FURTHER ORDERED that if Defendants, Sherry Smith and Brenda C. Taylor are represented by counsel, the notice of foreclosure sale shall also be mailed to counsel by certified mail.

IT IS FURTHER ORDERED that Plaintiff shall file a certified copy of this Final Judgment in the real property records of the county where the Property is located within ten (10) business days after the entry of this Final Judgment; however, failure to timely record this Final Judgment shall not affect the validity of the foreclosure and defeat the presumption of Texas Constitution Article XVI, §50(i).

IT IS THEREFORE ORDERED that the Defendants, Sherry Smith and Brenda C. Taylor shall be divested of all rights, title, interest, and possession in and of the Property upon non-judicial foreclosure;

IT IS THEREFORE ORDERED that upon the non-judicial foreclosure sale ordered above is held, the purchaser of the property at the non-judicial foreclosure sale shall be vested and quieted with all rights, title, interest and possession in and of the Property;

IT IS THEREFORE ORDERED that if a person occupying the Property fails to surrender the possession of the premises after foreclosure, Plaintiff, or its successor in interest, shall be entitled to Writ of Possession issued in accordance with Tex. R. Civ. P. 310; and

IT IS FURTHER ORDERED that as part of the costs of court, and payable by Plaintiff, Brooke Martinez, attorney ad litem is hereby granted the sum of Six Hundred and 00/100 (\$600.00). for professional services rendered, payable within thirty (30) days of the signing of this judgment, and that Brooke Martinez is discharged as Ad Litem in this cause.

IT IS THEREFORE ORDERED all other costs of court are to be paid by the party by whom incurred;

IT IS THEREFORE ORDERED Plaintiff is entitled to all writs necessary to enforce this Judgment.

All relief requested by any party not expressly granted herein is hereby DENIED. This judgment is final, disposes of all claims and parties, and is appealable.

SIGNED this 20 day of March 2025.



JUDGE PRESIDING

SUBMITTED BY:

By: /s/ Christopher K. Baxter

Christopher K. Baxter

State Bar No.: 90001747

MARINOSCI LAW GROUP, P.C.

16415 Addison Road, Suite 725

Addison, TX 75001

Telephone: (972) 331-2300

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Email: cbaxter@mlg-defaultlaw.com

Attorney 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.

Christina Bowie on behalf of Chris Baxter

Bar No. 90001747

cbowie@mlg-defaultlaw.com

Envelope ID: 96152816

Filing Code Description: Motion for Default Judgment

Filing Description: MOTION FOR DEFAULT AND SUMMARY JUDGMENT

Status as of 1/14/2025 10:16 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Brooke Martinez	24042398	brookegmartinez@gmail.com	1/13/2025 2:55:18 PM	SENT

2025-151630

CONNIE BECTON
COUNTY CLERK

2025 Mar 28 at 12:17 PM
HARDIN COUNTY, TEXAS

By: BH, DEPUTY

