





**Kayla Elizabeth Hanson**  
**1515 Moulton St.**  
**Shiner, TX 77984**

I, LORI A. WENSKÉ, District Clerk, Lavaca County Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 2/4/2026



LORI A. WENSKÉ, DISTRICT CLERK

By Audrey Egan  
Deputy 2/4

4. The property encumbered by the lien sought to be foreclosed is commonly known

as 1515 Moulton St., Shiner, TX 77984. The legal description of the property encumbered by the lien sought to be foreclosed is:

**ALL OF LOT 16 IN THE MARCAK SUBDIVISION OF THE NORTHERN HEIGHTS ADDITION TO THE CITY OF SHINER, LAVACA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 262, PAGES 629-632 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS, TO WHICH PLAT AND THE RECORDATION THEREOF, REFERENCE IS HEREBY MADE FOR ALL PERTINENT PURPOSES, CONTAINING 8,602.5 SQUARE FEET, MORE OR LESS.**

5. The recording or indexing information for the lien to be foreclosed is: 259478, and recorded in the real property records of Lavaca County, Texas.

6. The type of lien listed in Rule 735 sought to be foreclosed is a home equity loan under TEX.CONST. art. XVI, § 50(a)(6).

7. The name of each person obligated to pay the loan agreement, contract, or lien sought to be foreclosed is: Justin Michael Hanson.

8. The name of each mortgagor, if any, of the lien sought to be foreclosed, if any, of the lien sought to be foreclosed who is not a maker or assumer of the underlying debt is: Kayla Elizabeth Hanson.

9. There is a monetary default under the terms of the loan agreement, contract, or lien sought to be foreclosed as reflected more particularly below:

i. As of February 5, 2026 the number of unpaid scheduled payments is fourteen

(14).

ii. As of February 5, 2026, the amount required to cure the default is \$26,869.16, plus fees and costs.

iii. As of February 5, 2026, the amount required to pay off the loan agreement, contract or lien is \$155,688.27, plus fees and costs.

10. The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and that the opportunity to cure has expired.

11. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

12. The Court further finds that this is an *in rem* proceeding, that the Application filed by Petitioner complies with Rule 735 and 736 of the Texas Rules of Civil Procedure; that Respondent has not previously filed a Response or the Response was deemed insufficient; that a copy of the required Notice with Certificate of Service has been on file with the Clerk of the Court for at least ten (10) days, exclusive of the date of filing; that Petitioner has met its burden of proof as to the elements of Rule 736; and that Petitioner should proceed with foreclosure of the Property under the terms of the Security Instrument and TEX.PROP. CODE § 51.002.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner, its successors and assigned, may proceed with the foreclosure of the property located at 1515 Moulton St., Shiner, TX 77984, and described as follows:

**ALL OF LOT 16 IN THE MARCAK SUBDIVISION OF THE NORTHERN HEIGHTS ADDITION TO THE CITY OF SHINER, LAVACA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 262, PAGES 629-632 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS, TO WHICH PLAT AND THE RECORDATION THEREOF, REFERENCE IS HEREBY MADE FOR ALL PERTINENT PURPOSES, CONTAINING 8,602.5 SQUARE FEET, MORE OR LESS.**

under the terms of the Texas Home Equity Security Instrument and TEX.PROP. CODE § 51.002.

All other relief not granted herein is denied.

LORI A. WENSKE, District Clerk, Lavaca County  
Texas, do hereby certify that this is a true and correct  
copy as same appears of record in my office.  
Witness my hand and seal of office on 27th 2026



LORI A. WENSKE, DISTRICT CLERK

By Judith [Signature]  
Deputy 304

SIGNED this the 9 day of February, 2026.

Will D. Dillman  
JUDGE PRESIDING

APPROVED AS TO FORM AND ENTRY REQUESTED:

**BADGER LAW, PLLC**

By: Travis C. Badger

Bruce M. Badger

State Bar No.: 01498700

Travis C. Badger

State Bar No.: 24082646

138 S. Dill St., Suite B

PO Box 270

East Bernard, TX 77435

Telephone: (281) 633-9900

Facsimile: (281) 633-9916

E-mail: [tc@badgerlawoffice.com](mailto:tc@badgerlawoffice.com)

**ATTORNEYS FOR PETITIONER**

I, LORI A. WENSKE, District Clerk, Lavaca County  
Texas, do hereby certify that this is a true and correct  
copy as same appears of record in my office.  
Witness my hand and seal of office on 2-18-2026



LORI A. WENSKE, DISTRICT CLERK

By Andrey Bonare  
Deputy  
4084

**FILED AND RECORDED**

**Instrument Number: 271416 B: ORB V: 1071 P: 25**

Filing and Recording Date: 03/03/2026 11:17:47 AM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Lavaca County,



*Barbara K. Steffek*

Barbara K. Steffek, County Clerk  
Lavaca County, Texas

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

SUSANO

Returned To:  
BADGER LAW PLLC  
ATTN: THERESA MEDRANO  
P.O. BOX 270  
EAST BERNARD, TX 77435  
Filed By: BADGER LAW PLLC  
Destination: Pre-Addressed