

CAUSE NO. DC-22-02136

LVA MANAGEMENT TX, LLC, § IN THE DISTRICT COURT
§
§
Plaintiff and Counter-Defendant, §
§
§
v. § 101st JUDICIAL DISTRICT
§
§
CARLA ANDREINA RINCON-PEREDA, a/k/a §
CARLA RINCON §
§
§
Defendant and Counter-Plaintiff. § DALLAS COUNTY, TEXAS

FINAL JUDGMENT

and December 17, 2025
On September 22, 2025 this case was called to trial. Plaintiff and Counter-Defendant LVA Management TX, LLC ("LVA") appeared through its attorneys and announced ready for trial. Defendant and Counter-Plaintiff Carla Andreina Rincon-Pereda, a/k/a Carla Rincon ("Rincon") appeared in person and through her attorney and announced ready for trial.

After a jury was impaneled and sworn, it heard the evidence and arguments of counsel. In response to the jury charge, the jury made findings that the Court received, filed, and entered of record. The questions submitted to the jury and the jury's findings are attached as Exhibit 1 and incorporated by reference. LVA filed a motion for judgment on the verdict.

The Court hereby RENDERS judgment for LVA and against Rincon.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED that Rincon shall take nothing on any of her claims against LVA.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that, should Rincon assert any additional claims against LVA, there exists a \$947,000 offset against such claims.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that LVA does have and recover of and from Rincon the title to and possession of the following described real property situated in Dallas County, Texas (the "Property"):

Lot 4, Block A of HACKBERRY CREEK VILLAGE, PHASE III, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 89127, Page 3693, Map Records, Dallas County, Texas.

Property Address: 2404 Huntersridge Drive, Irving, Dallas County, Texas 75063.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that LVA is awarded a fee simple estate in the above-described property and that Rincon and all persons claiming under Rincon are hereby divested of all right, title, interest, or possession in and to the Property, and that such title and possession is hereby vested in LVA.

IT IS FURTHER ORDERED that the Clerk of this Court shall, upon request of LVA, issue a Writ of Possession directed to the Sheriff or any Constable of Dallas County, Texas, commanding such officer to deliver possession of the above-described premises to LVA.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Rincon and all have no estate, right, title, lien, or interest in or to the property or any part of the property.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that LVA is entitled to judgment quieting title to the property in favor of LVA and against Rincon and all persons claiming under Rincon.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that title is quieted in LVA and that the Rincon's encumbrance is null and void and of no effect.

IT IS FURTHER ORDERED that the notice of *lis pendens* (attached hereto as Exhibit 2) filed in the real property records of Dallas County Texas, Instrument No. 202200167026 on the Property is cancelled and expunged.

IT IS FURTHER ORDERED that costs of court are taxed against Rincon.

IT IS FURTHER ORDERED that Rincon shall pay postjudgment interest on any unpaid amounts of this judgment at the annual rate of 7.00%.

IT IS FURTHER ORDERED that execution may issue on this judgment.

This judgment is final, disposes of all claims and defenses and all parties, and is appealable.

SIGNED on Dec. 31, 2025.



JUDGE PRESIDING

AGREED AS TO FORM AND SUBSTANCE:
PRYOR & HILL

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