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QUEEN COCHRAN, Individually, and	§	IN THE DISTRICT COURT
on behalf of WILHEMINA ZENOBIA	§	
ZENON	§	
Plaintiffs	§	
	§	
	Š	
<b>v.</b>	§	JUDICIAL DISTRICT
	§	
DARTS REAL ESTATE, CECIL L.	§	
ROBERTS, TIMOTHY TOLLIVER,	§	
ANGELA MARIA AGUIRRE,	§	
UMATIYA LAW FIRM, PLLC, and	§	HARRIS COUNTY, TEXAS
TRANSACT TITLE, LLC	Ü	,
Defendants		

## DECLARATION OF QUEEN COCHRAN

BEFORE ME, the undersigned authority, on this day personally appeared, Queen Cochran who, after being duly sworn on oath says:

"My name is Queen Cochran. I am above the age of eighteen years, and I am fully competent to make this declaration. The facts stated in this declaration are within my personal knowledge and are true and correct."

"I am a Plaintiff in this case and i am also representing the interest of my sister, Wilhelmina Zenobia Zenon."

"I, nor my sister, signed any paperwork to sell the property located at located at 9423 Balsam Ln., Houston, Harris County, Texas, 77078:

Lot Two (2), in Block Eight (8), of LAKE FOREST, Section Two, a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 49, page 30 of the Map Records of Harris County, Texas. (hereinafter "the Property").

"In February of 2022, Stefun Roberts and John Moses came to the home and told me they could renovate the home at a reasonable price. They came back with papers for me and my sister

to sign for installment payments for the renovations. Believing the papers were for the renovations of the property, I signed the papers."

"In March I received a check from TransAct Title Company. I contacted Stefun and told him. I thought the check had something to do with the renovation. Stefun told me I was not supposed to receive that check because it was accidentally sent, and I needed to cash it and give the money back to him. I deposited the money in my account and a few days later Stefun came to the property to get the money and I gave it to them. After giving Stefun the money, I thought the repairs were going to begin. As of this date, no repairs have been made to the home."

"On September 3, 2022, a man named Timothy Tolliver, came to the property and told me that he owned the property. I told him the property has never been for sale so there was no way he could own it. After talking with some neighbors, I found out this happened to other elderly people in the neighborhood and decided to get someone to help me with researching this."

"After some research, I found out that there were fraudulent documents showing my sister, Wilhelmina Zenobia Zenon, sold the property to Darts Real Estate and I signed contracts to transfer the property to Timothy Tolliver. I have never signed a contract with Timothy Tolliver, nor did I know of him prior to when he came to the house. The deed, along with all the other documents that I saw alleging that Timothy Tolliver is the owner of the property, bares my signature as a result of forgery."

"Also, my sister has never entered into or signed any contract to sell the property to Darts Real Estate or anyone else."

"The only papers I signed were with Stefun Roberts and John Moses to renovate the property. However, there have not been any renovations done since they came to visit me, and I signed the papers for them to renovate in February."

In December, I received a Texas Notice to Quit letter telling me that I was in a lease agreement with Timothy Tolliver since February 01, 2022. It said that I had three days after receiving this notice to either pay Timothy Tolliver \$4,000 dollars or I had to quit and deliver possession of the property at the end of the three days. I have never signed or entered into any lease agreement with anyone, including Timothy Tolliver."

"I have never received any money from any person, including Timothy Tolliver, for the sale of the property located at 9423 Balsam Ln., Houston, Harris County, Texas, 77078. I also have never signed a contract to sell/transfer the property or entered into any lease agreement with anyone for the property located at 9423 Balsam Ln., Houston, Harris County, Texas, 77078."

"These people are trying to steal my sister's property from her"

FURTHER DECLARANT SAYETH NOT

	1/12/2023	
SIGNED on	, ,	

By: Oueen Cochran

My name is Queen Cochran, and I am the person that signed this Declaration. Everything in this Declaration is true. My address is 9423 Balsam Ln., Houston, Harris County, Texas, 77078 and my date of birth is August 8, 1953. I declare under penalty of perjury that the facts stated in my declaration are based on my personal knowledge and are true and correct.