

2023-07550 / Court: 165

CAUSE NO. _____

REIMUNDO MORENO

Plaintiff,

vs.

US BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF THE
TRUMAN 2021 SC9 TITLE TRUST

Defendant.

§ IN THE DISTRICT COURT

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____ JUDICIAL DISTRICT

OF HARRIS COUNTY, TEXAS

**TEMPORARY RESTRAINING ORDER AND ORDER SETTING HEARING FOR
TEMPORARY INJUNCTION**

Plaintiff has filed an Application for Temporary Injunction and, in connection therewith, has presented an application for Ex-Parte Temporary Restraining Order, together with Plaintiff's Original Petition and Application for Injunctive Relief and verification and/or affidavits supporting the Application presented. It clearly appears from the papers that Plaintiff is probably entitled to a temporary injunction.

THEREFORE, the purported mortgagee, US Bank Trust National Association, as Trustee of the Truman 2021 SC9 Title Trust. ("US Bank") and any Trustee(s), agents, employees, or assigns, acting on US Bank's behalf, are immediately deterred and barred from holding a scheduled February 7, 2023 Trustee's Sale covering certain real property located in Harris County, Texas, to wit: 10923 Arendale Street, Houston, Texas 77075, legally described as:

LOT SIX (6), AND THE NORTH FIVE FEET (5') OF LOT SEVEN (7), IN BLOCK FIFTEEN (15) OF GULF MEADOWS, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 126, PAGE 57 OF THE MAP RECORDS OF HARRSI COUNTY, TEXAS.

This temporary restraining order was issued ex parte because

▼ The Court finds that Defendant US Bank will commit said act on February 7, 2023 before notice of a hearing on the Application for Temporary Injunction can be served and hearing had; and that if the commission of said acts be not immediately restrained, Plaintiff will suffer immediate and irreparable injury, to-wit: Plaintiff will suffer wrongful interference with possession and ownership of unique real property.

It is therefore ORDERED that US Bank, and every possible Trustee acting on their behalf, and their agents, and employees, are commanded forthwith to desist and refrain from holding a trustee's sale or foreclosure sale of the property more particularly described above, for all purposes from the date of entry of this order until the fourteenth (14th) day after entry or until further order of this Court.

It is further ORDERED that the Application of Plaintiff's Application for Temporary Injunction be heard on February 14th, 2023 at 3:00 o'clock p. m. in the courtroom of the 165th District Court of Harris County, Texas.

The Clerk of the above-entitled Court shall forthwith, on the filing by Plaintiff of the Bond hereinafter required, and on approving same according to law, issue a Temporary Restraining Order in conformity with the law and the terms of this Order. This Order shall not be effective unless and until Plaintiff execute and file with the Clerk, a Bond in conformity with the law, in the amount of \$ 100.00.

SIGNED on this _____ day of _____, 2023 at _____ o'clock ____ m.

Signed:
2/6/2023
1:53 PM



Judge Presiding

APPROVED AS TO FORM AND SUBSTANCE:

THE LAW OFFICE OF JOHN FRETZ, PLLC

By /s/ John Fretz

John Fretz

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