

including the power of sale and right to foreclose, are valid and enforceable and comply with the Texas Constitution and other applicable law.

(c) Any purported breach of the Note or Security Instrument by Chase, the lender, any mortgage servicer, or any holder of the Note was cured within the sixtieth day after the date the Plaintiff provided notice of the alleged breach to the lender or holder of the Note.

(d) Chase is entitled to a take nothing judgment on all claims the Plaintiff asserted in this suit.

It is ORDERED that Plaintiff take nothing on her claims against Chase. It is further ORDERED that Defendant's counterclaims are dismissed without prejudice.

Each party shall bear its or their own attorneys' fees and costs. All relief not expressly granted is hereby denied. This is a final judgment that disposes of all parties and claims.

It is so ordered this ____ day of JAN 10 2023, 2023.



UNITED STATES DISTRICT JUDGE