

CAUSE NO. 202238894

EPIPHANY PROPERTIES, LLC,	§	IN THE DISTRICT COURT OF
	§	
Plaintiff,	§	
	§	
vs.	§	HARRIS COUNTY, TEXAS
	§	
	§	
LISA MARIE HALL-WOODS, et al.	§	
Defendants.	§	127th JUDICIAL DISTRICT

MOTION FOR EMERGENCY HEARINGS

COMES NOW, Howard Marc Spector (the “**Receiver**”), and files this Motion for Emergency Hearings on (i) Receiver’s Motion to Extend Receivership and (ii) Receiver’s Motion to Authorize and Confirm Sale of Real Property (together, the “**Motions**”), and states as follows:

1. On January 31, 2023, the Court entered the Agreed Order Appointing Receiver (the “**Receivership Order**”), thereby appointing Howard Marc Spector (the “**Receiver**”) as the Receiver for the real property located at 8506 Clarewood, Houston, Texas 77036 (the “**Property**”). The Receivership Order set a deadline to automatically terminate the receivership on March 20, 2023.

2. The Motions request the Court’s approval of the Receiver’s sale of the Property and an extension of the term of the receivership to permit the sale to close.

3. During the term of the receivership, the Receiver obtained a contract to purchase the Property, subject to Court approval. Jose Hector Vasquez Tzul and Irma Blanca Vasquez Pacheco (or their assignees, the “**Purchasers**”) have proposed to pay \$375,000.00, an amount sufficient to pay the mortgage and tax debts against the Property and provide significant excess proceeds (i.e. over \$100,000) for distribution to the parties.

4. Once a court order is obtained permitting the sale to close, the order must become final and non-appealable before a title insurance policy can be obtained. That will require that the parties wait 30 days from entry of the court order before closing can occur.

5. At the same time, the mortgage lender is not willing to delay foreclosure on the Property, and is able to schedule a foreclosure posting date as soon as mid-April 2023. If the foreclosure is posted, the value of the Property will decrease significantly, and the Purchasers may attempt to secure title to the Property at a lower price through the foreclosure process.

6. Accordingly, the Receiver requests an emergency hearing be set on the Motions during the week of March 27th or the week of April 3rd so that the Property can be sold through the Receiver; so that the Property's value does not diminish with a foreclosure posting in April; and so the Purchasers are not incentivized to secure title by means of foreclosure.

7. If a hearing is not held on the Motions before April 10, 2023, it will significantly jeopardize the value of the Property and the recovery for parties in interest.

8. No earlier hearing could be requested because the Receiver just received the contract and just recently completed repairs to the Property.

6. For the foregoing reasons, the Receiver requests that the Motions be set for hearing, on or before April 10, 2023.

Dated: March 23, 2023.

By: /s/ Howard Marc Spector
Howard Marc Spector
Texas Bar No. 00785023

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RECEIVER

CERTIFICATE OF SERVICE

I hereby certify that on the 23rd day of March, 2023, I caused to be served the Motion upon the parties listed below as indicated.

By: /s/ Howard Marc Spector
Howard Marc Spector

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Howard Spector on behalf of Howard Spector

Bar No. 785023

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Envelope ID: 73940732

Filing Code Description: Motion (No Fee)

Filing Description: Request for Emergency Hearing Epiphany

Status as of 3/23/2023 11:09 AM CST

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