

CAUSE NO.: 2022-42521

SEVERED CAUSE NO.: _____

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JPN HOLDINGS, LLC, as Trustee of the	§	IN THE DISTRICT COURT
21NOV HE LAND TRUST JPN HOLDINGS, LLC,	§	
	§	
<i>Plaintiff,</i>	§	
	§	
v.	§	
	§	
JPMORGAN CHASE BANK, N.A.,	§	61 st JUDICIAL DISTRICT
ISABELLA CASILLA GUZMAN, Administrator	§	
of the UNITED STATES SMALL BUSINESS	§	
ADMINISTRATION,	§	
TD BANK, NATIONAL ASSOCIATION,	§	
Successor to TARGET NATIONAL BANK,	§	
JACQUELINE JOSEPH-HOWARD	§	
and JANICE BONIN,	§	
	§	
<i>Defendant.</i>	§	HARRIS COUNTY, TEXAS

DEFAULT JUDGMENT & SEVERANCE ORDER

On December 15, 2022, the Court considered Plaintiff's Motion for Partial Summary Judgment. Plaintiff, JPN HOLDINGS, as TRUSTEE OF THE 21NOV HE LAND TRUST JPN HOLDINGS LLC ("**Plaintiff**") appeared with counsel, Justin P. Nichols.

The Court finds TD BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TO TARGET NATIONAL BANK ("**TD Bank**"), was duly served the citation in this case in accordance with the law (which has been on file with the clerk for at least 10 days), was duly served a copy of the Motion for Partial Summary Judgment, and was duly served with notice of the hearing on said motion. The Court, having had the Defendant called three times in open court and in the hallway, finds TD Bank did not appear and has wholly made default. A record of the proceeding was made, and after consideration of the pleadings, evidence, and argument, the

Court finds the motion should be and is hereby GRANTED as set forth herein,¹ and Plaintiff is entitled to judgment as follows:

In this Default Judgment & Order of Severance, the following definitions shall apply:

The "**Abstract of Judgment**" shall mean a certain instrument entitled Abstract of Judgment, recorded on November 8, 2012, as Document No.: 2012050719, in the public records of Harris County, Texas, purporting to abstract a judgment obtained in the amount of \$3,752.70 on August 28, 2012, against Jacqueline Joseph-Howard, and in favor of Target National Bank, in Cause No.: CV43C5050857, in the Justice Court of Precinct 4, Place 2, Harris County, Texas.

The "**Property**" shall mean the real property known as 12303 West Village Drive, Unit D, Harris County, Texas, more fully described as Building Plot D, in unrecorded Block 27, out of Reserve 1 of Pine Village North, a 2,302.2 square foot tract of land located in the William R. Lockwood Survey, Abstract No.: 527, Harris County, Texas, and being out of that certain 11.3683 acre tract of land known as unrestricted Reserve 1 of Pine Village North, according to the map or plat thereof recorded in Vol. 205, Pg. 70, plat and map records of Harris County, Texas.

IT IS ORDERED, ADJUDGED and DECREED that:

- 1) The Abstract of Judgment is unenforceable as to and/or against the Property; and
- 2) The Abstract of Judgment does not, in any way, encumber the Property and/or Plaintiff's ownership thereof.

IT IS FURTHER ORDERED, to allow this judgment to become final, Plaintiff's claims against TD BANK are hereby SEVERED into a separate and distinct cause, and the Harris County District Clerk, upon payment of any required fees, shall file this judgment into a new cause number in this Court, and affix the new cause number in the space provided above.


A separate severance order will be signed.

¹ Plaintiff's motion also sought ~~summary~~ ^{default} judgment against Defendant Jacqueline Joseph-Howard; but, since filing of the motion, Ms. Joseph-Howard has entered an appearance in this case, and as such, the motion for default judgment as to her is denied as moot.

IT IS ORDERED that recording a certified copy of this judgment in the deed and public records of the Harris County Clerk after the deadline to appeal this judgment has passed, along with an affidavit certifying no appeal has been filed, shall serve to carry this judgment into execution and shall be final adjudication as to the Abstract of Judgments non-effect as it relates to the Property.

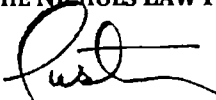
For the purposes of this default judgment, once severed into a new cause number, this judgment is intended to be final and disposes of all claims and parties, and is appealable. All relief not granted as to Plaintiff's claims against TD Bank are denied. All remaining pending claims in the original cause number shall proceed unaffected by this judgment.

SIGNED and ENTERED on DEC 15 2022.


JUDGE PRESIDING

Approved as to form and presented by:

THE NICHOLS LAW FIRM, P.L.L.C.



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