

CAUSE NO.: 2022-42521

JPN HOLDINGS, LLC, as Trustee of the
21NOV HE LAND TRUST JPN HOLDINGS, LLC,

Plaintiff,

v.

JPMORGAN CHASE BANK, N.A.,
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,

Defendant.

IN THE DISTRICT COURT

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61st JUDICIAL DISTRICT

HARRIS COUNTY, TEXAS

ORDER SEVERING CASE

On December 15, 2022, the Court considered Plaintiff's Motion for Partial Default Judgment. Plaintiff, JPN HOLDINGS, as TRUSTEE OF THE 21NOV HE LAND TRUST JPN HOLDINGS LLC ("**Plaintiff**") appeared with counsel, Justin P. Nichols. Defendant TD BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TO TARGET NATIONAL BANK ("**TD Bank**"). The Court entered a Default Judgment against TD Bank, and finds Plaintiff's motion to sever should be and is hereby GRANTED.

IT IS THEREFORE ORDERED that Plaintiff's claims against TD Bank are hereby SEVERED into a new cause number in this Court, to be assigned by the Harris County District Clerk, upon payment of any fees required by law by Plaintiff.

The Harris County District Clerk is ORDERED to file a certified copy of the following documents into the severed cause number:

- 1) Plaintiff's Original Petition (filed on July 15, 2022);
- 2) Affidavit of Service – TD Bank (filed on October 7, 2022);
- 3) Motion for Partial Default Judgment & Motion to Sever (filed on October 18, 2022);
- 4) Certificate of Last Known Address – TD Bank (filed on October 18, 2022);
- 5) Default Judgment (signed on December 15, 2022);
- 6) A copy of this Order Severing Case.

It is the intent of the Court, by severing Plaintiff's claims against TD Bank, the Default Judgment rendered on December 15, 2022, will go final or otherwise disposed in due course of law. Plaintiff's claims against all other Defendants herein shall proceed herein.

SIGNED and ENTERED on DEC 22 2022.


HON. FREDERICKA PHILLIPS
JUDGE PRESIDING

Approved as to form and presented by:

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



JUSTIN P. NICHOLS
Texas Bar No.: 24081371
ADAM B.J. POOLE
Texas Bar No.: 24088239
309 W. Dewey Pl., Ste. B201-540
San Antonio, Texas 78212
(210) 354-2300 phone
(800) 761-5782 facsimile
efile@thenicholslawfirm.com
Attorneys for Plaintiff