

Mackie Wolf Zientz & Mann, P.C.
14160 North Dallas Parkway
Suite 900, Dallas, TX, 75254

March 2, 2024

URGENT NOTICE: To Email List

My references:

Case No.: 23-3593, Court of Appeals for the 8th Cir.

Case: *Burke v. PHH Mortgage Corporation et al*

Case No.: No.: 202359141, Court 234, Harris County District Court

SAMUELS, JEFF vs. AVT TITLE SERVICES

Case No.: 202386973, Court 011, Harris County District Court

BURKE, JOANNA vs. DEUTSCHE BANK NATIONAL TRUST COMPANY

Your references:

Loan No.: ending in 1333

Dear Sir or Madam

Re: Notice of Bankruptcy Filing - Joanna Burke - Case No: 24-30885,
United States Bankruptcy Court, S.D. Texas

I, Joanna Burke, have filed for bankruptcy protection under Chapter 13 in the United States Bankruptcy Court, Southern District of Texas. The

petition was assigned the case number 24-30885 at 10:42 hrs on Friday, March 1, 2024.

Pursuant to the bankruptcy filing, an automatic stay is in effect as of the filing date, providing me with protection from any collection activities, including foreclosure proceedings.

The purpose of this letter is to request that you immediately cease any actions related to my homestead at 46 Kingwood Greens Dr., Kingwood, TX 77339, including, but not limited to, the scheduled illegal foreclosure auction on March 5, 2024, in light of the automatic stay resulting from the bankruptcy petition.

The automatic stay is a statutory injunction that prohibits creditors and their representatives from taking any collection or enforcement actions against me, Joanna Burke, or my property.

Please be advised that any continuation of the foreclosure proceedings after the bankruptcy filing would be a violation of the automatic stay and will subject you to legal consequences. It is imperative that you take appropriate steps to halt the foreclosure process and ensure compliance with the bankruptcy laws.

Enclosed with this letter is a copy of the Notice of Bankruptcy Filing, which includes the case number and filing date for your reference.

Given the urgency of this matter, I emphasize that this is a one-time email. For the record, I have communicated this demand via email to the addresses listed below and to MW's fax machine. I expect a response by no later than 1700 hrs on Monday, March 4, 2024 upon your receipt of this emailed letter, confirming the cancellation of the scheduled sale. A copy should be emailed to joanna@2dobermans.com and/or faxed to +1 (866) 705-0576.

List of email recipients:

kmackie@mwzmlaw.com

bwolf@mwzmlaw.com

mzientz@mwzmlaw.com

mcronenwett@mwzmlaw.com

nframe@mwzmlaw.com

rrebong@mwzmlaw.com

litigationfilings@mwzmlaw.com

Your cooperation is mandatory, to ensure that all your future actions are in compliance with the bankruptcy laws.

Sincerely,



Joanna Burke

46 Kingwood Greens Dr.,

Kingwood, Texas, 77339

Email: joanna@2dobermans.com

Fax: (1) 866-705-0576

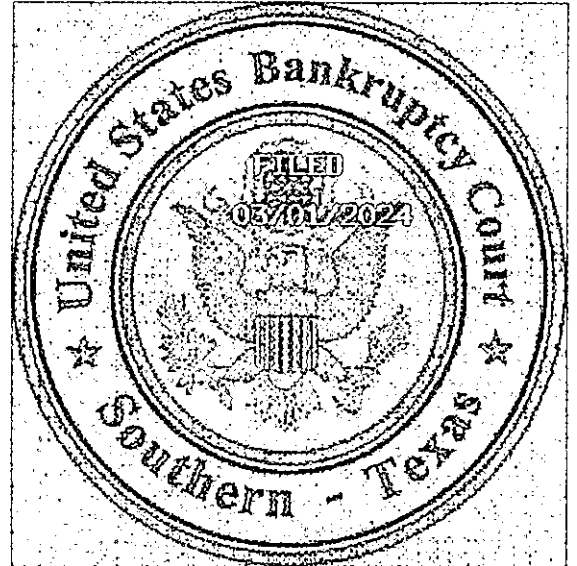
Elder abuse in Texas includes physical abuse, mental abuse and emotional abuse. A variety of programs in Texas ensure that senior citizens will not be abused or taken advantage of in any form. Anyone convicted of elder abuse will be charged with a felony in either the first, second, or third degree, depending on the circumstances of the abuse. Texas residents are required by law to report any known elder abuse. Those who don't will be convicted of a misdemeanor.

United States Bankruptcy Court
Southern District of Texas

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 03/01/2024 at 10:42 AM and filed on 03/01/2024.

Joanna Burke
46 Kingwood Greens Dr.
Kingwood, TX 77339
SSN / ITIN: xxx-xx-1874



The bankruptcy trustee is:

Tiffany D Castro
Office of Chapter 13 Trustee
9821 Katy Freeway
Ste 590
Houston, TX 77024
713-722-1200

The case was assigned case number 24-30885 to Judge Jeffrey P Norman.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.txs.uscourts.gov/> or at the Clerk's Office, United States Bankruptcy Court, PO Box 61010, Houston, TX 77208.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Nathan Ochsner
Clerk, U.S. Bankruptcy Court