

CAUSE NO. 2023-88866

THE STATE OF TEXAS and HARRIS  
COUNTY, TEXAS

*Plaintiffs,*

v.

PT-PATRIOT TITLE, LLC and RACHEL  
LUNA

*Defendants.*

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IN THE DISTRICT COURT OF

HARRIS COUNTY, TEXAS

269<sup>th</sup> JUDICIAL DISTRICT

**ORDER GRANTING NO-ANSWER PARTIAL DEFAULT JUDGMENT AGAINST PT-PATRIOT TITLE, LLC AS TO LIABILITY**

On this date, the Court considered Plaintiffs' No-Answer Partial Motion for Default Judgment Against PT-Patriot Title, LLC As To Liability. The Court finds as follows:

The Court considered Plaintiffs' No-Answer Partial Motion for Default Judgment Against PT-Patriot Title, LLC pursuant to Texas Rule of Civil Procedure Rule 239.

PT-Patriot Title, LLC, although having been duly and legally cited to appear and answer, failed to appear and answer. Defendant PT-Patriot Title, LLC was duly served on February 20, 2024. The citation return showing proof of service has been on file with this Court for at least ten (10) days excluding the date that this Motion was filed and the date of judgment as required by Texas Rule of Civil Procedure 107.

The Court has read the pleadings and the papers on file and is of the opinion that Plaintiffs' No-Answer Partial Default Judgment Against PT-Patriot Title, LLC As To Liability should be, in all things, **GRANTED**. The Court finds that the allegations of Plaintiffs' Original Petition and Application for Permanent Injunction have been admitted as to liability and therefore finds that PT-Patriot Title, LLC is liable for violations of the Texas Deceptive Trade Practices Act as well as the Texas Real Estate Fraud Act.

IT IS THEREFORE ORDERED, ADJUDGED, and DECREED that **Defendant PT-Patriot Title, LLC** is liable to Plaintiffs for violations of the Texas Deceptive Trade Practices Act as well as the Texas Real Estate Fraud Act.

This Order is interlocutory and will become final and appealable upon entry of a final judgment resolving all claims and causes of action against all parties in this cause.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Signed:  
5/28/2024

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JUDGE PRESIDING

Unofficial Copy Office of Marilyn Burgess District Clerk