

2024-76631 / Court: 113  
CAUSE NO. \_\_\_\_\_

Erfan Khavarmanesh  
*Plaintiff(s)*

v.

Woodway Place II Condominium  
Association, Inc.,  
*Defendant(s)*

§ IN THE DISTRICT COURT OF  
§  
§  
§ HARRIS COUNTY, TEXAS  
§  
§ \_\_\_\_\_ JUDICIAL DISTRICT  
§  
§  
§

TEMPORARY EX PARTE RESTRAINING ORDER, ORDER TO POST BOND, AND ORDER  
SETTING HEARING FOR TEMPORARY INJUNCTION AND TEMPORARY ORDERS

I.

On this \_\_\_\_ day of November 2024, ERFAN KHAVARMANESH, Plaintiff in the above-entitled and -numbered cause, has filed and on this day presented an Original Petition containing Motions For Temporary Injunction and For Ex Parte Temporary Restraining Orders, with relevant and pertinent portions thereof supported with affidavits, pursuant to Section 5 of Part VI of the Texas Rules of Civil Procedure.

THE COURT, having examined the pleadings, FINDS that it clearly appears from the facts set forth in the affidavits and pertinent portions of Plaintiff ERFAN KHAVARMANESH's Original Petition containing Motions For Temporary Injunction and For Ex Parte Temporary Restraining Orders that unless the Defendant Woodway Place II Condominium Association, Inc., is immediately restrained as Ordered, Adjudged, and Decreed below in this section 'I', that such Defendant will irreparably cause harm to Plaintiff ERFAN KHAVARMANESH before notice can be given and a hearing is had on Plaintiff' motion for a temporary injunction; because, the Defendant will foreclose on certain property specified in section I.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED that the clerk of this Court issue a temporary restraining order, in this cause, immediately restraining Defendant, Woodway Place II Condominium Association, Inc., from the following acts from the date of signing of this order until and to the fourteenth day after the signing of this order or until further order of this Court:

1. The sale scheduled to be held at November 5, 2024 by the substitute trustee, Attorneys of Robert Markel Weinberg Butler Hailey PC, in the area of the Harris County Courthouse in Houston, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where the foreclosure sale is to take place of 651 Bering Drive, unit 1903, Houston, Texas 77057.
2. Reposting said property for foreclosure sale or otherwise engaging in any foreclosure preparatory activities.

IT IS ORDERED, ADJUDGED, AND DECREED that the foregoing orders shall be binding on Defendant; on Defendant's agents, servants and employees; and on those persons in active concert or participation with them who receive actual notice of these Orders by personal service or otherwise.

IT IS ORDERED, ADJUDGED, AND DECREED that Plaintiff post a bond of

\$500

II.

IT IS FURTHER ORDERED that the Clerk shall issue notice to Defendant Woodway Place II Condominium Association, Inc., to appear and such Defendant is hereby ordered to appear, before this Court in the Courthouse at 201 Caroline Street, Houston, Texas 77002 on November 12, 2024, at 10:00 a.m., to show cause, if any, why the following temporary injunctive and other interim relief should not be granted as requested by Plaintiff during the pendency of this cause:

1. That the preceding temporary restraining orders in sections 'I' be made a temporary injunction pending final hearing in this cause;
2. That the additional orders and temporary injunctions requested by Plaintiff be granted;
3. That all other orders should be entered or further relief granted respecting the parties as pled for by Plaintiff in Plaintiff's Original Petition in this cause.

UPON THE PLAINTIFF POSTING A BOND OF \$500, THE CLERK OF THIS COURT IS DIRECTED TO ISSUE A TEMPORARY RESTRAINING ORDER IN CONFORMITY WITH THE LAW AND THE TERMS OF THIS ORDER.

SIGNED on November \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_ .m.

Signed:  
11/1/2024

  
3:28 pm

JUDGE PRESIDING

Approved as to Substance and Form  
/s/ James Minerve

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**Erfan Khavarmanesh**

The parties are hereby ordered to attend mediation prior to the temporary injunction hearing. The Court hereby appoints Andrew Caplan as mediator. The mediation shall be scheduled within 3 days of the date of this order.