

CAUSE NO. 2024-76315

HECTOR JESUS DIAZ AND MARTIN
FERNANDO CISNEROS

Plaintiffs,

v.

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

Defendants.

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IN THE DISTRICT COURT

11TH JUDICIAL DISTRICT

OF HARRIS COUNTY, TEXAS

**[EX PARTE] TEMPORARY RESTRAINING ORDER ENJOINING SUBSTITUTE
TRUSTEE FORECLOSURE SALE**

Plaintiffs, Hector Jesus Diaz and Martin Fernando Cisneros (“Plaintiffs”), have filed an Application for Temporary Injunction and, in connection therewith, have presented an application for Ex Parte Temporary Restraining Order, together with Plaintiff’s First Amended Petition and Application for Injunctive Relief and declaration(s) and other evidence supporting the Application presented. It clearly appears from the papers that Plaintiffs are probably entitled to a temporary injunction.

1. Therefore, the Defendant JPMorgan Chase Bank, National Association (“Defendant”), and any Trustee(s), agents, employees, or assigns acting on their behalf, are immediately enjoined, deterred, and barred from holding a scheduled November 5, 2024 Trustee’s sale covering certain real property located in Harris County, Texas, to wit: 2331 Haldane Dr., Houston, Texas 77055 (the “Property”).

2. The Court finds that Defendant will commit said act on November 5, 2024 before notice of a hearing on the Application for Temporary Injunction can be served and hearing had; and that if the commission of said acts be not immediately restrained, Plaintiffs will suffer immediate and

irreparable injury, to-wit: Plaintiffs will suffer wrongful interference with possession and ownership of unique real property.

It is therefore ORDERED that Defendant, and every possible Trustee acting on their behalf, and their agents, and employees, are commanded forthwith to desist and refrain from holding a trustee's sale or taking foreclosure action against the Property more particularly described above, for all purposes from the date of entry of this order until the fourteenth (14th) day after entry or until further order of this Court.

It is further ORDERED that the Application of Plaintiff's Application for Temporary Injunction be heard on November 18, 2024, 20 24 at 3:00pm o'clock .m. in the courtroom of the 11 Judicial District Court of Harris County, Texas.

The Clerk of the above-entitled Court shall forthwith, on the filing by Plaintiff of the Bond hereinafter required, and on approving same according to law, issue a Temporary Restraining Order in conformity with the law and the terms of this Order. This Order shall not be effective unless and until Plaintiff executes and files with the Clerk, a Bond in conformity with the law, in the amount of \$ \$450.

SIGNED on this day of , 20 , at o'clock .m.

Signed: 
11/4/2024 10:36 am

Judge Presiding

APPROVED AS TO FORM AND SUBSTANCE:

JEFFREY JACKSON & ASSOCIATES, PLLC

/s/ Jeffrey C. Jackson

Jeffrey C. Jackson
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Unofficial Copy Office of Marilyn Burgess District Clerk