

2025-00281 / Court: 80

CAUSE NO. _____

ALL ABOUT PROPERTY, LLC)	IN THE DISTRICT COURT
)	
Plaintiff,)	
vs.)	
)	
WELLS FARGO BANK, N.A.; AND)	_____ JUDICIAL DISTRICT
NEWREZ LLC DBA SHELLPOINT)	
MORTGAGE SERVICING,)	
)	
Defendants.)	OF HARRIS COUNTY, TEXAS

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

Plaintiff, All About Property, LLC (“Plaintiff”), has filed an Application for Temporary Injunction and, in connection therewith, has presented an application for Ex Parte Temporary Restraining Order, together with Plaintiff’s Original Petition and Application for Injunctive Relief and declaration(s) and other evidence supporting the Application presented. It clearly appears from the papers that Plaintiff is probably entitled to a temporary injunction.

Therefore, the defendant Newrez LLC dba Shellpoint Mortgage Servicing (“Defendant”), and any Trustee(s), agents, employees, or assigns acting on their behalf, are immediately enjoined, deterred, and barred from holding a scheduled January 7, 2025 Trustee’s sale covering certain real property located in Harris County, Texas, to wit: 114 Dolphin Harbor North, Baytown, TX 77523 (the “Property”), legally described as:

LOT TWELVE (12), IN BLOCK SIX (6) OF AMENDED PLAT OF BAY OAKS HARBOR, AN R/V RESORT SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 340, PAGE 135 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS TOGETHER WITH ALL IMPROVEMENTS CONSTRUCTED UPON, AFFIXED OR LOCATED UPON THE ABOVE DESCRIBED REAL PROPERTY, INCLUDING WITHOUT LIMITATION ANY RESIDENTIAL DWELLING LOCATED UPON THE REAL PROPERTY, WHICH DWELLING IS A 2011 MHDMAN000000303 CMH MANUFACTURING, INC. MANUFACTURED HOME; MODEL 32CLL32403AH12, SERIAL NO. CW2014450TXA/B; LABEL/SEAL NO.

HWC0421177/8, WHICH MANUFACTURED HOME HAS BEEN PLACED ON AND AFFIXED TO THE REAL PROPERTY.

The Court finds that Defendant will commit said act on January 7, 2025 before notice of 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, Plaintiff will suffer immediate and irreparable injury, to-wit: Plaintiff 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 January 13, 2025 at 1:30 o'clock p.m. in the courtroom of the 80th 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 \$ 250.00.

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

Signed:
1/3/2025
12:00 PM

Judge Presiding

APPROVED AS TO FORM AND SUBSTANCE:

JEFFREY JACKSON & ASSOCIATES, PLLC

/s/ Jeffrey C. Jackson

Jeffrey C. Jackson

State Bar No. 24065485

Attorney for Plaintiff

Unofficial Copy Office of Marilyn Burgess District Clerk