1/30/2025 2:38:30 PM Marilyn Burgess - District Clerk **Harris County**

Envelope No: 96801319 By: SOLIS, ADILIANI A

Filed: 1/30/2025 2:38:30 PM

2025-06458 / Court: 165

CAUSE NO.		•
ΓHOMASINA COLBERT-NOLL,	§ 8	IN THE DISTRICT COURT OF
Plaintiff,	8 § s	
v .	§ §	HARRIS COUNTY, TEXAS
SELENE FINANCE, LP, AND	§ §	
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS	§ §	
FRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED	§ §	
LOANS STRUCTURED FRANSACTION TRUST, SERIES	§ §	
2023-1,	§ 8	
Defendants.	8 §	PEDICIAL DISTRICT

TEMPORARY RESTRAINING ORDER

ON THIS DATE the Plaintiff's Original Retition and Application for Injunctive Relief ("Petition") in this cause, was heard and considered before this Court.

Based upon the pleadings, exhibits records, and documents filed by Plaintiffs and presented to the Court, as well as the arguments of legal counsel at the hearing, IT CLEARLY APPEARS THAT:

- Unless Defendants, their agents, employees, directors, shareholders, and legal A. counsel is/are immediately enjoined and restrained, Defendants may sell the Property at any time during the pendency of this matter thus depriving Plaintiff of ownership of the Property identified and described in the Petition and potentially causing Plaintiff to be dispossessed of the Property, and Plaintiff will suffer an immediate and irreparable harm and will have no adequate remedies under the law, and Defendants may commit the foregoing before notice and hearing on Plaintiff's Application for Injunctive Relief.
 - B. Plaintiff will suffer an irreparable harm if Defendants, their agents, employees,

directors, shareholders, and legal counsel are not restrained immediately because Defendants or their agents have scheduled the Property for a foreclosure sale to take place on February 4, 2025 - that is real property, which is unique and irreplaceable, and there is no adequate remedy at law to grant Plaintiff complete, final, and equitable relief.

C. Although Plaintiff provided notice to Defendants through electronic communication with Defendant's agent(s) in the aforementioned lawsuit, of the filing of Plaintiff's Original Petition and Application for Injunctive Relief as well as Temporary Restraining Order at least two (2) hours before this Court conducted this hearing, it clearly appears from specific facts shown by the verified complaint that immediate and irreparable injury, loss, or damage will result to the applicant before notice can be served and a hearing had thereon. The injury that Plaintiff will suffer is irreparable because it involves the loss of real property which is unique and irreplaceable. The Court is granting the order ex parte as the foreclosure sale is set to occur the morning February 4, 2025 and there is not adequate time to provide notice and set this matter for a hearing prior to the scheduled foreclosure sale.

agents, employees, directors, shareholders, and legal counsel are hereby ORDERED to immediately cease and desist from all foreclosure proceedings, including selling the real property which is the subject matter of this lawsuit and commonly known as 1613 Palcio Real Drive, Houston, Texas 77047. Defendant, their agents, employees, directors, shareholders, and legal counsel are hereby immediately enjoined and restrained from the date of entry of this Order until fourteen (14) days hereafter, or until further ordered by this Court.

IT IS FURTHER THEREFORE ORDERED, ADJUDGED, AND DECREED that Plaintiff's Application for Temporary Injunction be heard on the 13 day of February, 2025

10:00 a.m. a.m./p.m. in the courtroom of the 165th District Court of Harris County located at the Harris County Civil Courthouse, 201 Caroline, Houston, Texas 77002 and that Defendants are commanded to appear at that time and show cause, if any, why a temporary injunction should not be issued against Defendants. The Clerk of the above-entitled court shall issue a notice of entry of a temporary restraining order in conformity with the law and the terms of this Order, to include a copy of this Order, upon the filing by Plaintiff of the bond hereinafter set. This Order shall not be effective until Plaintiffs deposits with the Harris County District Clerk, a bond in the amount of $\frac{$250.00}{4.000}$, in due conformity with applicable law. The bond may be in the form of cash, cashier's check, or a check drawn from operating account of Plaintiffs' attorney's law firm. SIGNED and ENTERED this the a.m./p.m. JUDGE PRESIDING