

202514168

NO. _____

JAMES PEREIRA
PLAINTIFF

§ IN THE DISTRICT COURT
§
§ 61ST
§ JUDICIAL DISTRICT

V.
US BANK NA
DEFENDANT

§
§
§ HARRIS COUNTY, TEXAS

TEMPORARY RESTRAINING ORDER

On the ____ day of _____, 2025, the application for a Temporary Restraining Order of Plaintiff, JAMES PEREIRA, was presented to the Court, and defendant with knowledge of the setting did not appear.

The Court, having examined the pleadings and allegations of the Plaintiff, finds that Plaintiff's sworn pleadings and allegations show that Plaintiff is the owner of that certain tract of land, being more particularly described as follows:

Said Real Estate is described as follows:

Lot 23, Block 3, Northview Park, Section Four Subdivision, Situated in Harris County, Texas according to the plat thereof recorded at File Code No. 516034 of the Map Records of Harris County, Texas

COMMONLY KNOWN AS:

910 Vista Bend Dr
Houston Tx 77073

The court further finds that there is a substantial probability that the Defendants would take actions to try to deprive the Plaintiff of his property rights in the above-described property when given the equity there is no default sufficient to justify foreclosure.

Therefore, the Court finds that the following restraining orders are necessary to protect the rights of the Plaintiff in her pursuit of her claims under this lawsuit.

IT IS THEREFORE ORDERED that the clerk of this Court issue temporary ex parte restraining orders as follows, and that the Defendant US BANK NA, is immediately prohibited from doing the following:

1. Taking any action to foreclose on the real property, more particularly described as:

Said Real Estate is described as follows:

Lot 23, Block 3, Northview Park, Section Four Subdivision, Situated in Harris County, Texas according to the plat thereof recorded at File Code No. 516034 of the Map Records of Harris County, Texas

COMMONLY KNOWN AS:

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2. To take any other action to enforce the power of sale contained in the Deed of Trust securing the Note of even date therewith;
3. Posting the property for foreclosure sale or taking other actions to enforce the Deed of Trust Lien against the property described above; and
4. Taking any other actions to the prejudice of Plaintiff.

These temporary ex parte orders shall be effective immediately and binding on the Defendants US BANK NA and continue in full force and effect until a hearing is held on the application of Defendant for a Temporary Injunction which will be held on the 14th day of March, 2025 at ~~9:00~~^{1:30} A. M. in the 61st District Court, at the Harris County Courthouse, San Antonio, Texas or until further order of this Court. The address to the Presiding District Courtroom is the Harris County District Courthouse.

The Court having heard the evidence and having determined that it is appropriate to issue this Temporary Restraining Order and that the Plaintiff should be required to post a bond related thereto.

IT IS THEREFORE ORDERED that Plaintiff JAMES PEREIRA, post a bond payable to Defendants US BANK NA in the sum of \$250.00 Dollars (\$00.00), conditioned that if, the Plaintiff, will abide the decisions which was made in such cause and they will pay all sums of

monies and costs that may be adjudged against them should the Temporary Restraining Order be dissolved in whole or in part or found to be wrongfully issued.

IT IS FURTHER ORDERED that the clerk shall issue to Defendants an Order to appear before this Court on the date set out above to show cause why, during the pendency of this suit, the Court should not enter orders as follows:

1. Taking any action to foreclose on the real property, more particularly described as follows:

Said Real Estate is described as follows:

Lot 23, Block 3, Northview Park, Section Four Subdivision, Situated in Harris County, Texas according to the plat thereof recorded at File Code No. 516034 of the Map Records of Harris County, Texas

COMMONLY KNOWN AS:

910 Vista Bend Dr
Houston Tx 77073

2. To take any other action to enforce the power of sale contained in the Deed of Trust of the above subject property, securing a Notes of even date therewith;
3. Posting the property for foreclosure sale or taking other actions to enforce the Deed of Trust Lien against the property described above; and
4. Taking any other actions to the prejudice of Plaintiff.

Signed this _____ day of March, 2025, at _____ A/P M.
Signed:
3/3/2025



JUDGE PRESIDING

Approved as to Form:

/s/ Gregory T. Van Cleave
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