

FILED

2026 APR -6 PM 4:52

CAUSE NO. 26-CV-0630

FNALS, LLC.,
Plaintiff,
v.

GOOD BULL INVESTMENTS LP, JMK5
SEAWALL LLC, AND JEROME M.
KARAM
Defendant.

§ IN THE DISTRICT COURT
§
§
§ GALVESTON COUNTY, TEXAS
§
§
§ _122nd JUDICIAL DISTRICT

[Signature]
DISTRICT CLERK
GALVESTON COUNTY TEXAS

TEMPORARY RESTRAINING ORDER

Plaintiffs, FNALS, LLC., filed Plaintiffs' Original Petition, Application for Temporary Restraining Order, Temporary Injunction, and Application for Permanent Injunction (the Original Petition") in the above-captioned case complaining of certain actions by Defendants GOOD BULL INVESTMENTS LP, JMK5 SEAWALL LLC, AND JEROME M. KARAM and requesting a temporary restraining order. After conducting a preliminary hearing *ex parte*, the Court **GRANTS** a temporary restraining *order* as set forth herein (the "Order").

In the petition, Plaintiff states causes of action against Defendants for violation of a receivership order, fraud and breach of settlement agreement, on which Plaintiff appear likely to prevail. It appears to the Court from the facts set forth in the Petition that, unless Defendants are immediately restrained as set forth below, Plaintiff will likely suffer imminent and irreparable injury because Defendants may conduct the scheduled foreclosure sale on real property located at 3618 Seawall Blvd., Galveston, Texas 77551 ("the Property"), including the following:

It further appears that Defendants may take such actions before notice can be given to Plaintiff's counsel and a hearing held on Plaintiff's request for a temporary injunction and that, if the commission of the aforementioned acts are not restrained immediately, Plaintiff will suffer irreparable injury for which it will have no adequate remedy at law as set forth above.

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IT IS, THEREFORE, ORDERED that Defendants and Defendants' agents, servants, attorneys, and all persons or entities acting in active concert, conspiracy, or participation with Defendants who receive actual notice of this order by personal service or otherwise be, and hereby are, commanded forthwith to resist and refrain from:

- a. Conducting the foreclosure and trustee's sales of the Property that are currently scheduled for Tuesday, April 7, 2026;
- b. Selling or otherwise conveying the Property under any other means;
- c. Attempting to re-notice the Property for foreclosure without leave of Court; and,
- d. Taking any other or further actions which might impact Plaintiff's title to the Property or the right to use the same.

IT IS FURTHER ORDERED that notice to Defendants by telephonic, facsimile, or electronic mail transmission of this Order shall be sufficient to put Defendants on notice of this Order and the terms hereof and shall constitute service hereof.

IT IS FURTHER ORDERED that when the Original Petition, this Order, and the bond described below have been properly filed, the clerk shall issue a temporary restraining order in conformity with the terms of this Order and deliver the same to the sheriff or any constable of Galveston County or to Plaintiffs, as Plaintiffs shall direct.

IT IS FURTHER ORDERED that Defendants appear on the 17th day of April 2026, at 3:05 ~~PM~~ PM in the District Court of Galveston County, Texas to show cause as to why Plaintiff's request for a temporary injunction should not be granted, on which date this Order expires. The clerk is hereby directed to issue a show cause notice to Defendants to appear at the temporary injunction hearing.

This Order shall not be effective until Plaintiff files with the Galveston County District Clerk a bond or cash deposit in lieu thereof, in conformity with the law, in the amount of five hundred dollars (\$500.00).

SIGNED AND ORDERED this the 6th day of April 2026, at 4:50 pm

LEA
DISTRICT JUDGE