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 YOVANNA HERRERA  
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7 **UNITED STATES DISTRICT COURT**  
 8 **CENTRAL DISTRICT OF CALIFORNIA**

9 YOVANNA HERRERA, an individual;  
 10  
 Plaintiff,  
 11  
 v.  
 12

13 STRUCTURED ASSET MORTGAGE  
 INVESTMENTS II, INC., BEAR  
 14 STEARNS ARM TRUST, MORTGAGE  
 PASS THROUGH CERTIFICATES,  
 15 SERIES 2005-9, US BANK N.A., AS  
 TRUSTEE; US BANK N.A.; PNC BANK  
 16 N.A.; QUALITY LOAN SERVICE  
 CORPORATION; and DOES 1 through  
 17 20, inclusive,

18 Defendants.  
 19

Case No.: ED CV 17-1614-JFW(KKx)

**TEMPORARY RESTRAINING ORDER  
 AND ORDER TO SHOW CAUSE RE  
 PRELIMINARY INJUNCTION**

**[Filed herewith: Ex Parte Application for  
 Temporary Restraining Order; Declaration  
 of Notice; Declaration of Yovanna Herrera;  
 Declaration of Plaintiff's Counsel]**

Date: August 28, 2017  
 Dept.: 7A

20 After considering the moving papers filed in this action, the Court finds that this is a  
 21 proper case for the issuance of an order to show cause and that unless the Court issues a  
 22 temporary restraining order, Plaintiff will suffer irreparable injury before the matter can be heard  
 23 on formal notice.

24 Accordingly, and for good cause shown, the Court orders: Defendants Structured Asset  
 25 Mortgage Investments II, Inc., Bear Stearns Arm Trust, Mortgage Pass Through Certificates,  
 26 Series 2005-9, U.S. Bank, N.A., as Trustee ("MORTGAGE PASS THROUGH"); U.S. Bank,  
 27 N.A. ("U.S. Bank"), PNC Bank, N.A. ("PNC") and Quality Loan Service Corporation ("Quality",  
 28 Mortgage Pass Through, U.S. Bank, PNC and Quality are "Defendants"), and DOES 1 through

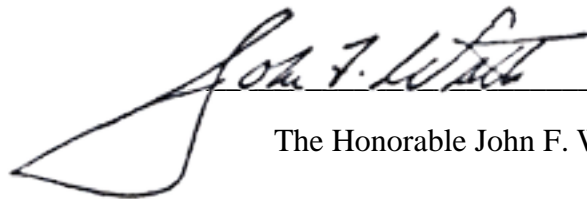
1 20, inclusive, submits before this Court in Department 7a on September 11, 2017 at 1:30 p.m. of  
2 the Central District Court of California to show cause as to why a Preliminary Injunction should  
3 not be issued enjoining them and their agents from any further foreclosure proceedings regarding  
4 the trustee sale of real property commonly known as 11345 Regent Drive, Rancho Cucamonga,  
5 CA 91730.

6 Plaintiff shall serve a copy of the *ex parte* application together with a copy of this order to  
7 show cause, and temporary restraining order, by personal service on Defendants no later than  
8 August 29, 2017. Any opposition must be filed and served by Defendants no later than August  
9 31, 2017. If, after reviewing the opposition, Plaintiff considers a Reply necessary and  
10 appropriate, she must file and serve it by September 5, 2017. Proof of service of this Order to  
11 Show Cause must be filed no later than August 30, 2017.

12 Pending the submission and determination of the order to show cause, Defendants and  
13 their agents, servants, employees and representatives, and all persons acting in concert with them,  
14 shall be enjoined, and restrained during the pendency of this action from engaging in, committing,  
15 or performing, directly or indirectly, any and all of the following acts: proceeding with a  
16 foreclosure sale or otherwise in any way transferring, further encumbering or in any way  
17 adversely affecting the real property identified as 11345 Regent Drive, Rancho Cucamonga, CA  
18 91730.

19  
20 **IT IS ORDERED.**

21  
22  
23 Dated: August 28, 2017

  
The Honorable John F. Walter