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December 5, 2018

Mr. Jason Marshall, Superintendent
Palestine Independent School District
1007 E Park Ave
Palestine, Texas 75801-4500

**VIA EMAIL
AND U.S. MAIL**

Re: Delinquent Tax Collection Report: November 1, 2018 through November 30, 2018

Dear Mr. Marshall:

This letter is to report to you the activities we have undertaken to collect the School's taxes.

TAXPAYER NOTIFICATION

During this report period, we mailed a total of **1,103** delinquent tax notices to the property owners who owe delinquent taxes. The letters informed the property owners that we have been retained in the collection of delinquent property taxes. The notices listed the property and the amount of taxes due, and strongly requested immediate payment of these taxes. These letters are a series of letters, which we mail. Each successive series of letters is more insistent in requiring payment of the delinquent taxes. The letters also inform the property owners that they are to contact either our office or the tax office if they require additional information concerning the delinquent taxes. Although we request full payment of the delinquent taxes, each property owner's circumstance is reviewed and an installment payment of the taxes is allowed if needed.

FORECLOSURE NOTICES

Final notices of our intent to file a lawsuit seeking foreclosure on the subject property are sent to each property owner. The notices also inform the property owner that we will seek a personal judgment against them for the unpaid taxes. In many instances this final notice results in payment of the taxes. Listed below are the number of notices mailed, the number of properties and the amount of delinquent taxes due.

FORECLOSURE NOTICES	NUMBER OF PROPERTIES	AMOUNT DUE
8	8	\$11,419.14

LITIGATION

If the delinquent taxes are not paid after final notification to the property owner and the lienholder, a delinquent tax suit is filed seeking a judgment of foreclosure against the property and a personal judgment against the property owner. Listed below are the delinquent tax suits we have filed during this report period; included is the cause number of the lawsuit, the name of the defendant and the amount of delinquent taxes that are due.

CAUSE No	DEFENDANT /PROPERTY OWNER	PROP ADDRESS /LEGAL DESCRIPTION	AMOUNT DUE
DCCV18-660-87	Tarrant Lumber Company	Business Personal Property	\$25,053.17
DCCV18-663-349	Diana Sias et al	1304 Hays	\$901.63
DCCV18-664-3	Veronica Salinas et el	502 S Queen	\$428.01
DCCV18-666-369	Diversified Assets, LLC	1015 S Jackson	\$4,142.61
DCCV18-667-3	Clarence Donnell et al	Mobile Home only	\$1,103.83
DCCV18-668-369	Karen Matthews et al	165 Brierwood	\$450.67
DCCV18-669-87	Gonzalo Castillo et al	503 Louisiana, 701 Oak	\$878.00
		TOTAL	\$29,957.92

During this report period, **four (4)** cases were dismissed after recovering **\$7,445.29**, and **one (1)** judgment was released after recovering **\$2,928.31**.

BANKRUPTCY

We file and monitor all claims for taxes owed by a bankruptcy debtor. Bankruptcy claims that we file list the total amount of taxes, penalties and interest due and are sent to the debtor and creditors. We review all Motions and Plans of Reorganization that are filed and aggressively assert the tax claims. Amended claims are filed for additional years of taxes. We have filed the following claims during this report period.

TYPE OF CLAIM	NUMBER OF CLAIMS	NUMBER OF PROPERTIES	AMOUNT DUE
Dismissed	1	1	\$856.97
Proof of Claim	2	3	\$7,681.64

We appreciate the opportunity to represent the School in delinquent tax collections and welcome any comments or inquiries you may have concerning our services.

Sincerely,

Robert L. Meyers

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RLM:mlt