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July 1, 2019

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: June 1, 2019 through June 30, 2019

Dear Mr. Marshall:

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

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
3	4	\$4,906.83

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
DCCV19-1027-349	Johnathon Campbell et al	1314 N John	\$1,307.14
DCCV19-1029-369	Tony Handsborough et al	1119 Timber	\$1,036.84
DCCV19-1030-87	Lucia Santana etal	307 Reagan	\$1,471.43
DCCV19-1031-3	Donald Smith	304 Inwood	\$1,571.21
DCCV19-1048-349	Henry Criss	803 W Dye	\$757.28
DCCV19-1049-369	Harold Owen	1809 N Jackson	\$1,894.08
DCCV19-1050-349	Lillian McGruder Williams	W Oak St	\$1,540.75
		TOTAL	\$9,578.73

COURT HEARING OF TAX CASES

Date of Hearing: June 7, 2019

When all the parties to the delinquent tax suit have been served, the suit is set for a hearing in the District Court to seek judgments against the property owners and their properties. Trial notices are sent to each party to the lawsuit prior to the hearing. If the taxes are paid or arrangements for the payment of the taxes are made before the hearing, the case is "Passed". If there is no response the Court enters a judgment against the property owner and the property.

Listed below are the cases that were set for a final hearing including the name of the Defendant, the total amount of delinquent taxes due, and the result of the hearing, whether the case was Passed as a result of payment or a pay-out agreement, or a Judgment was granted:

CAUSE NO	DEFENDANT /PROPERTY OWNER	PROP ADDRESS /LEGAL DESCRIPTION	AMOUNT DUE	RESULT
DCCV17-024-369	Ricki Deann Taylor	3409 ACR 2144 & Colorado St	\$1,218.37	Judgment
DCCV17-559-369	James Morgan	100 Lakeview	\$1,068.53	Judgment
DCCV17-596-87	Kevin Davis et al	4265 ACR 2212		Passed
DCCV17-616-369	James McClendon	133 Private Road 8417	\$2,790.43	Judgment
DCCV17-671-3	Robert Multer et al	E Park Ave	\$1,708.72	Judgment
DCCV18-149-369	Carrie Johnson et al	107 Manning	\$1,049.06	Judgment
DCCV18-193-3	Leslie Harris et al	934 Rampart	\$2,047.67	Judgment
DCCV18-240-3	Aaron Patton	299 ACR 421		Passed
DCCV18-290-369	Dennis Knox	112 PR 8418		Passed
DCCV18-292-87	Glennel Ross et al	ACR 410	\$1,926.62	Judgment
DCCV18-293-349	Chester Jenkins et al	1206 Cummins	\$1,599.71	Judgment
DCCV18-295-87	WD Greeson et al	1211 N Conrad	\$2,025.72	Judgment
DCCV18-298-369	Ben Anderson Chapel	ACR 403A	\$2,739.27	Judgment
DCCV18-338-87	Sabrina Elliott et al	416 W Palestine	\$5,883.30	Judgment
DCCV18-416-369	Michael Dear II	220 FM 2330		Passed
DCCV18-415-349	Marcos Jones	101 W Palestine Ave	\$3,904.82	Judgment
DCCV18-466-369	Ester Leona Sammons	608 Brookhollow		Passed
DCCV18-508-349	Jesus Vigil	402 Lakeview		Passed
DCCV18-541-369	Brian Warren	403 Indian Creek	\$1,836.01	Judgment
DCCV18-576-349	Julia Howard	706 W Cook	\$2,029.11	Judgment
DCCV18-579-369	Willie Mae Carr et al	712 N Deckard	\$1,543.10	Judgment
DCCV18-604-369	Clinton Woods	W Cook St	\$3,097.47	Judgment
DCCV18-625-369	Mattie Campbell et al	120 Salt Works St	\$933.20	Judgment
DCCV18-627-349	Stephen Edwards et al	201 Grant	\$964.49	Judgment
DCCV18-644-87	Tonya Foreman	809 Illinois	\$1,006.16	Judgment
DCCV18-660-87	Tarrant Lumber	Business Personal Property	\$26,477.48	Judgment
DCCV18-664-3	Veronica Salinas et al	502 S Queen	\$164.23	Judgment
DCCV19-0880-3	Gwinlynn Thornton	14089 N State Hwy 19		Passed
		TOTAL	\$66,013.47	

SHERIFF'S SALE
June 4, 2019

A property owner's property is posted for sale at a Sheriff's Sale if the delinquent taxes are not paid after a judgment is rendered against the property owner. If the property owner pays the taxes or makes satisfactory arrangements for payment of taxes, the property is withdrawn from sale. At the tax sale the properties are either sold to the purchasers or if no acceptable bid is made, the property is conveyed to the taxing authorities in lieu of payment of taxes ("Conveyed in Trust"). The properties conveyed in trust to the taxing authorities may be resold at a later time. The number of properties "Posted for Sale", the number of properties "Withdrawn" from sale because the taxpayer either paid the taxes, entered into a payment agreement or filed bankruptcy, the number of properties "Sold" and those "In Trust" during this report period are listed below.

NUMBER OF PROPERTIES POSTED	NUMBER OF PROPERTIES SOLD/CONVEYED IN TRUST	NUMBER OF PROPERTIES PAID OR PAY OUT (WITHDRAWN)	AMOUNT OF TAXES DUE
25	13	12	\$81,670.15

In addition to the properties listed above, **eight (8)** properties that the School previously acquired through tax foreclosures were resold.

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
Proof of Claim	1	1	\$963.12

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