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January 2, 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: December 1, 2018 through December 31, 2018**

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.

<b>FORECLOSURE NOTICES</b>	<b>NUMBER OF PROPERTIES</b>	<b>AMOUNT DUE</b>
1	1	<b>\$2,449.63</b>

**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.

<b>CAUSE NO</b>	<b>DEFENDANT /PROPERTY OWNER</b>	<b>PROP ADDRESS /LEGAL DESCRIPTION</b>	<b>AMOUNT DUE</b>
DCCV18-0722-369	H.L. Carroll et al	Future St	\$4,628.16
DCCV18-703-3	Glennis Thompson et al	Tate St, S Jackson St	\$2,488.51
DCCV18-705-87	Gelnda Derusha et al	1512 S Jackson, 1514 S Jackson	\$1,334.93

During this report period, **two (2)** cases were dismissed after recovering **\$5,138.37** and **one (1)** Judgment was released after recovering **\$1,654.79**.

### COURT HEARING OF TAX CASES

**Date of Hearing: December 6, 2018**

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:

<b>CAUSE NO</b>	<b>DEFENDANT /PROPERTY OWNER</b>	<b>PROP ADDRESS /LEGAL DESCRIPTION</b>	<b>AMOUNT DUE</b>	<b>RESULT</b>
369-13-4988	R.D. Buckner	Highway 155		Passed
DCCV15-260-349	Floyd Robertson	205 2 <sup>nd</sup> St		Passed
DCCV15-303-87	Dick Thompson et al	19 Tracts	\$80,693.51	Judgment
DCCV16-547-369	Debra Ann Walker	312 Grove	\$574.28	Judgment
DCCV17-052-349	Stuart Whitaker	BPP		Passed
DCCV17-176-349	Artress Price Williams et al	ACR 3734	\$3,122.23	Judgment
DCCV17-298-349	Laurie Bostic Shiver et al	ACR 453	\$2,980.63	Judgment
DCCV17-319-87	Rosario Castillo	334 ACR 373		Passed
DCCV17-443-87	Charlie Boyd	ACR 2405 & Deela Rd	\$4,484.56	Judgment
DCCV17-449-3	Tracey Hunt	108 Drexal	\$779.98	Judgment
DCCV17-470-3	Steven Claustre	207 Village & 6474 ACR 103	\$1,388.15	Judgment
DCCV17-714-349	Fresh Hope LLC	Hickory St & E Reagan		Passed
DCCV18-089-87	Dana Bible	902 E Neches		Passed
DCCV18-240-3	Aaron Patton	299 ACR 421		Passed
DCCV18-242-369	Jerry Stone	15660 N Highway 19	\$1,928.33	Judgment
DCCV18-289-3	Daniel Beaver et al	Murchison St	\$1,200.99	Judgment
DCCV18-294-349	L.T. Green at al	Market St	\$2,334.47	Judgment
DCCV18-300-3	Charlie Cotton et al	610 Booker	\$985.08	Judgment
DCCV18-324-87	Martin Stevenson et al	110 Daisy	\$4,301.58	Judgment
DCCV18-358-369	Troy Whitfield	Tennessee Ave		Passed
DCCV18-361-349	Leroy Austin et al	Head St	\$1,023.30	Judgment
DCCV18-391-369	Hunza USA	1221 N Link		Passed
DCCV18-394-349	USB Leasing	BPP		Passed
DCCV18-429-349	Barbara McLean	110 Caplin		Passed
DCCV18-465-349	Diane Hua Li	13860 & 13931 FM 645, 106 Salt Works	\$66.52	Judgment
DCCV17-482-87	RER Inc	Court Costs		Passed
DCCV18-542-3	David Anthony Inc	715 N Sycamore, Lacy St, John St	\$3,656.74	Judgment
		<b>TOTAL</b>	<b>\$109,520.35</b>	

**SHERIFF'S SALE**  
**December 4, 2018**

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
26	12	14	<b>\$54,248.71</b>

In addition to the properties listed above, **fourteen (14)** properties that the School previously acquired through tax foreclosures were resold.

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*

Robert L. Meyers  
RLM:mlt