

MCCREARY, VESELKA, BRAGG & ALLEN, P.C.

ATTORNEYS AT LAW

100 N. 6th Street, Suite 602

Waco, Texas 76701

ROBERT L. MEYERS,
ATTORNEY
e-mail: rmeyers@mvbalaw.com

TELE. 254-756-7755
FAX. 254-756-0333
P.O. Box 1669
WACO, TX 76703-1669

October 3, 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: September 1, 2018 through September 30, 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.

FORECLOSURE NOTICES	NUMBER OF PROPERTIES	AMOUNT DUE
5	10	\$15,789.73

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
DCCV18-532-349	James Wages et al	105 Glenwood, 127 Colley & 118 E Palestine Ave	\$4,358.51
DCCV18-541-369	Brian Warren et al	403 Indian Creek	\$1,314.49
DCCV18-542-3	David Anthony Inc	715 N Sycamore, W Lacy & N John	\$3,567.56
DCCV18-543-369	Bon Appetit Coffee Shop	Business Personal Property	\$1,037.65
DCCV18-555-87	Joe Louis Wofford et al	604 Fulton	\$1,185.35
DCCV18-556-3	Jimmy Baggett et al	FM 321	\$1,072.85
DCCV18-557-349	John Butler et al	513 Variah	\$2,090.60
DCCV18-558-349	Isaias Roman et al	1206 Conrad	\$939.84
DCCV18-562-369	Earnestine Mims	815 S Jackson	\$1,187.90
		TOTAL	\$16,754.75

During this report period, **four (4)** cases were dismissed after recovering **\$9,631.72** and **two (2)** Judgments were released after recovering **\$1,340.09**.

COURT HEARING OF TAX CASES
Date of Hearing: September 7, 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:

CAUSE NO	DEFENDANT /PROPERTY OWNER	PROP ADDRESS /LEGAL DESCRIPTION	AMOUNT DUE	RESULT
87-11297	Mack Bell	900 S Fulton	\$3,870.62	Judgment
DCCV16-439-369	Annie Clewis et al	314 Lowe & Lincoln St	\$4,2898.90	Judgment
DCCV17-139-369	Romanito Capitly et al	221 Renner Road	\$1,784.97	Judgment
DCCV17-307-369	Lizzie Betts et al	132 Variah	\$2,100.44	Judgment
DCCV17-334-3	Katie Johnson et al	S Jackson St & 1415 S Sycamore	\$2,732.91	Judgment
DCCV17-600-349	Mary Baker	931 Rampart	\$106.37	Judgment
DCCV17-674-349	Delbert Lee Gibson et al	319 Joe Louis & Victory St	\$3,181.00	Judgment
DCCV17-677-349	Charlie Session et al	816 Haw	\$2,425.07	Judgment
DCCV18-189-87	Marci Hogan et al	804 ACR 415		Passed
DCCV18-238-349	5 Enterprises	Business Personal Property	\$772.40	Judgment
		TOTAL	\$21,262.71	

SHERIFF'S SALE
September 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
18	10	8	\$46,086.55

In addition to the properties listed above, **ten (10)** 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
Dismissed	1	1	\$3,462.58
Proof of Claim	1	1	\$2,817.02

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