

P-15  
(8)A MW

Cause No. 2001-21140

WENONAH BLEVINS §  
 VS. §  
 CHAMPIONS COMMUNITY §  
 IMPROVEMENT ASSOCIATION, ET AL §

PAUL BETTENCOURT, HARRIS §  
 COUNTY TAX ASSESSOR-COLLECTOR §  
 AND HARRIS COUNTY §

VS. §  
 FIRST CAPITAL INTEREST, LLC AND §  
 DANNY HILAL §

IN THE DISTRICT COURT  
 215TH JUDICIAL DISTRICT  
 HARRIS COUNTY, TEXAS

OCT 13 2003  
 CHARLES L. ...  
 District Clerk  
 Harris County, Texas

IN THE DISTRICT COURT  
 215TH JUDICIAL DISTRICT  
 HARRIS COUNTY, TEXAS

**FINAL JUDGMENT**

CAME ON TO BE HEARD on the 3<sup>RD</sup> day of October, 2003, this cause being called in its regular order, came the Plaintiff Taxing Unit(s) whether Plaintiff(s), Intervenor(s) or Impleaded Plaintiff(s), to wit:

**Plaintiff(s):**

**HOUSTON INDEPENDENT SCHOOL DISTRICT, on behalf of itself and  
 HARRIS COUNTY EDUCATION DISTRICT, (hereinafter HISD); and  
 CITY OF HOUSTON, (hereinafter CITY); and  
 HARRIS COUNTY, on behalf of itself and the following county wide taxing jurisdictions  
 The HARRIS COUNTY EDUCATION DEPARTMENT,  
 The PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY,  
 The HARRIS COUNTY FLOOD CONTROL DISTRICT,  
 The HARRIS COUNTY HOSPITAL DISTRICT, (hereinafter COUNTY); and  
 HOUSTON COMMUNITY COLLEGE SYSTEM, (hereinafter HCCS)**

**RECORDER'S MEMORANDUM**  
 This instrument is of poor quality and not satisfactory for photographic recollection; and/or alterations were present at the time of imaging

DR

The defendant(s) are as follows:

**Danny Hilal dba Dream Home Realty** who has answered and who has appeared/ ~~failed to appear in Court~~

Said cause coming on for trial and no jury having been demanded, all parties appearing for trial announced ready. All matters of controversy, both of fact and of law, were submitted to the Court. The Court, after considering the pleadings, evidence, and arguments of counsel, grants judgment as follows:

IT IS ORDERED, ADJUDGED AND DECREED that Plaintiff Taxing Unit(s) shall not be granted any monetary relief against any defendant(s) identified as IN REM ONLY herein above.

After consideration of all matters of record in this cause, the Court is of the opinion and finds that the answer of the Defendant(s) **Danny Hilal dba Dream Home Realty** properly pleads the affirmative defense of Statute Of Limitations as to tax years 1993 through 1996 as to the claims of Plaintiffs.

It is therefore ORDERED, ADJUDGED, and DECREED that Plaintiff(s) HISD, CITY OF HOUSTON, HARRIS COUNTY and HCCS take nothing against the Defendant **Danny Hilal dba Dream Home Realty** as to tax years 1993 through 1996

It is further ORDERED, that the Plaintiff(s), be barred from collecting taxes, penalties, interest, and attorney's fees on PERSONAL PROPERTY account no. 0691786, for the years 1993 through 1996 and that the tax assessors/ collectors for the Plaintiff(s) remove said barred tax years from the tax roll.

IT IS ORDERED that the Plaintiff Taxing Unit(s) recover of and from the Defendant(s), as indicated above, the total sums of money set out below, which claims are secured by tax liens against the property hereinafter described:

**PROPERTY DESCRIPTION:**

F&F INV M&E SUP & COMPUTERS

**ACCOUNT NUMBER:**

0691786

**ADJUDGED MARKET VALUE: \$17,610**

	Tax Years	Delinquent Base Tax	Penalty & Interest	33.48 Atty's Fees	Research Fee	Total
HISD	1997-1999	\$704.13	\$658.95	\$0.00	\$0.00	\$1,363.08
CITY	1997-2001	\$624.93	\$494.19	\$0.00	\$0.00	\$1,119.12
COUNTY	1997-2001	\$612.94	\$484.06	\$0.00	\$0.00	\$1,097.00
HCCS	1997-2001	\$33.12	\$30.99	\$0.00	\$0.00	\$64.11

IT IS ORDERED that Plaintiff Taxing Unit(s) do have and recover from the Defendant(s) interest at the rate of one (1%) percent per month on the base tax amount for 2002 and prior tax years beginning November 1, 2003 until paid.

All amounts due the Harris County Education District are incorporated in the amounts set forth for HISD.

IT IS ORDERED that the Plaintiff Taxing Unit(s), do have and recover from the Defendant(s), all court cost that have been, and will be incurred in the prosecution of this cause. All costs of court shall be paid by the Defendant(s), for which let execution issue.

IT IS ORDERED that a tax lien against each of the properties herein described secures the payment of all taxes, penalties, interest, research fees, attorney fees, and cost of court awarded herein to Plaintiff(s) and Intervenor(s). Such tax lien(s) are superior to all claims, right, title, interest, or lien(s) asserted by any Defendant(s) herein. The foreclosure of the tax lien(s) on the property is recovered as against all of the Defendant(s) or anyone claiming interest through the Defendant(s) by any right, title, or interest acquired during the pendency of this suit.

IT IS FURTHER ORDERED that in default of payment of this Judgment, a WRIT OF EXECUTION shall be issued by the Clerk of this Court, directed to an officer commanding such officer to levy upon the property of the Defendant found within the officer's county not exempt from execution, and such property shall be sold in satisfaction of this Judgment.

IT IS ORDERED that all parties heretofore named in any pleadings filed by any party and not included in this judgment, and any property set out in previous pleadings but not included in this judgment, are hereby dismissed without prejudice to the right to refile their claims. Any other relief previously requested and not herein granted is expressly denied.

IT IS ORDERED that for all the above recovery, let execution issue.

Signed this the 3<sup>RD</sup> day of October, 2003.

  
\_\_\_\_\_  
JUDGE PRESIDING

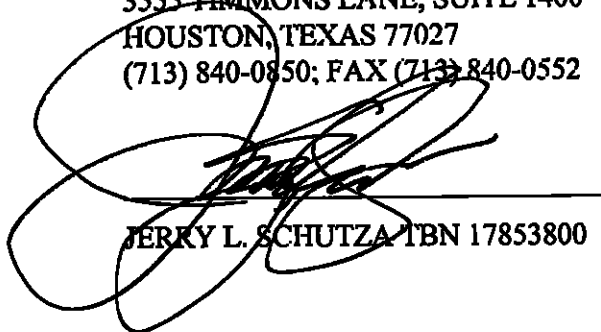
SUBMITTED BY:

APPROVED AS TO FORM:

LINEBARGER GOGGAN BLAIR  
& SAMPSON, L.L.P.  
Attorneys For HISD, City of Houston, Harris County  
& HCCS

JERRY L. SCHUTZA  
ATTORNEY AT LAW  
3555 TIMMONS LANE, SUITE 1400  
HOUSTON, TEXAS 77027  
(713) 840-0850; FAX (713) 840-0552

1301 Travis Street, Suite 300  
Houston, Texas 77002  
(713) 844-3580; FAX (713) 844-3502

  
\_\_\_\_\_  
JERRY L. SCHUTZA TBN 17853800

  
\_\_\_\_\_  
LEAH STOLAR TBN. 02355310

**CERTIFICATE OF SERVICE**

I do hereby certify that a true and correct copy of the foregoing Final Judgment was mailed, faxed or hand-delivered to allopposing counsel and other parties listed below who have made an appearance in this suit pursuant to rule 21(a) T.R.C.P.

Jerry L. Schutza  
Attorney at Law  
3555 Timmons Lane, Suite 1400  
Houston, Texas 77027  
Fax (713) 840-0552

All on this the 3rd day of October, 2003.

*Jean Holaw*  
Attorney Certifying

Houston Independent School District

Tax Office  
3233 Wesleyan, Suite A-100  
HOUSTON, TX 77027

Phone No. (832) 485-3000

TAX STATEMENT

Account Number: 1800950691786

Market Value: \$17,610

Exemptions: NONE

Owner: DANNY HILAL DBA  
DREAM HOME REALTY  
2329 BLALOCK RD  
HOUSTON, TX 77080-5409

Effective Date: 10/01/2003

Legal: F&F M&E SUP COMPUTERS

BUSINESS PERS PROP

Items due include:

Unit	Year	Levy	Pen / Int	Fees	Total
HISD	1999	256.93	146.45	60.51	\$463.89
HISD	1998	229.50	158.36	58.18	\$446.04
HISD	1997	217.70	176.34	59.11	\$453.15

Total Due For OCTOBER

Levy 704.13  
P & I 481.15  
Fees 177.80  
  
Total \$1,363.08 DUE

\*\*\*\*\*  
\* DANNY HILAL DBA \*  
\* DREAM HOME REALTY \*  
\* 2329 BLALOCK RD \*  
\* \*  
\* HOUSTON, TX 77080-5409 \*  
\*\*\*\*\*

Penalty & Interest Increase Monthly

STATE OF TEXAS  
COUNTY OF HARRIS

I, Tanya F. Eriksson, Tax Assessor Collector for the Houston Independent School District, Harris County, Texas, do hereby certify this to be a true and correct copy of the records of the Houston Independent School District Tax Office.

Witness my hand this 1 day of Oct. 2003

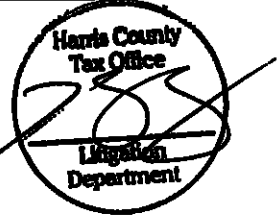
Tanya F. Eriksson  
Tax Assessor and Collector  
Houston Independent School District  
Harris County, Texas

By Patricia Hollins  
Deputy



DANNY HILAL DBA  
 DREAM HOME REALTY  
 2329 BLALOCK RD  
 HOUSTON TX 77080-5409

2-06-91786



619 SHEPHERD DR  
 P&F M&E SUP COMPUTERS

OCTOBER 31, 2003

R585 10/02/03 8:36 AM

		H-C-C		HOUSTON					
1997		82.55	8.43	84.73	.00	.00	.00		
	101.91	10.41	104.60		.00	.00			451.53
*33.07-->	27.67	2.83	28.40			.00			

1 YRS		82.55	8.43	84.73	.00	.00	.00		
	101.91	10.41	104.60		.00	.00			451.53
*33.07-->	27.67	2.83	28.40		.00	.00			

XXXXXXXXXX  
 XXXXXXXXXXXX

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OCTOBER 31, 2003

2-06-91786

2-06-91786  
 DANNY HILAL DBA  
 DREAM HOME REALTY  
 2329 BLALOCK RD  
 HOUSTON TX 77080-5409

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## Payment instructions

### By Mail

- Make your check payable to Paul Bettencourt, Tax Assessor-Collector. Mr. Bettencourt is the elected Tax Assessor-Collector for Harris County and is, by law, civilly liable for property tax collections. Do not send cash by mail.
- Mail your check or money order with the Payment coupon at the bottom of this form in the envelope provided.
- Payments must be postmarked on or before January 31st to avoid paying penalty and interest.
- You will receive an official Harris County tax receipt in the mail after your payment has been processed.

### In Person

- Bring your Payment Coupon, along with your cash, check or money order to one of the office locations listed below.
- You will receive a receipt for all payments made in person.

### By Credit Card

- You can pay your taxes in full with a credit card by telephone at (713) 368-2273 or online at [www.tax.co.harris.tx.us](http://www.tax.co.harris.tx.us). Your payment will be processed on a secure bank link with a transaction fee added.

### If you do not pay by the January 31st deadline

- Penalty and interest accrue each month and there is no provision in State law for waiver of penalty and interest for hardship situation. Penalty and interest may only be waived if your late payment was caused by an HCAD or Tax Office error. An additional 15-20% penalty will be added to any unpaid taxes, penalty and interest after June 30th.
- You are responsible for paying your property taxes on time even if you do not receive a bill.

### Tax Office Locations

Main Office, 1001 Preston  
Baytown, 701 W. Baker Road  
Bellaire, 6000 Chimney Rock  
Clay Road, 16715 Clay Road  
Clear Lake, 16803 Buccaneer Ln.

Cypresswood, 3831 Cypresswood  
Humble, 7000 Will Clayton Pkwy.  
Kyle Chapman, 7330 Spencer Highway  
Macario Garcia, 1001 Macario Garcia Dr  
Mickey Leland, 7300 N. Shepherd

Palm Center, 5300 Griggs  
Pasadena, 101 Main  
Spring Branch, 1701 Poca Rd.  
Tomball, 101 S. Walnut  
Wallisville, 14350 Wallisville Rd.

### Questions or Problems with your tax bill

Contact the Harris County Appraisal District (HCAD) at (713) 957-7800.

- If the name or address on this bill needs to be changed or corrected or if you are not the owner of this property.
- If the exemptions for which you are eligible do not appear on this bill or if you disagree with the taxable value shown.

### Homestead Exemption

- To save money, please remember to file for your residence homestead exemption with HCAD.

### Over-65 and Disabled (residence homestead)

- You may request in writing to pay in four equal installments in Jan., March, May and July without penalty and interest.
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### Contact the Harris County Tax Office at (713) 368-2000

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### STATE OF TEXAS COUNTY OF HARRIS

"I, Paul Bettencourt, Tax Assessor-Collector in and for Harris County, Texas, do hereby certify this to be a true and correct copy of the records of the Harris County Tax Office, for the tax year(s) indicated."

WITNESS my hand this 2 day of Oct., 2003



Paul Bettencourt  
Tax Assessor-Collector  
Harris County Texas

By:   
Deputy

DANNY HILAL DBA  
 DREAM HOME REALTY  
 2329 BLALOCK RD  
 HOUSTON TX 77080-5409



2-06-91786

OCTOBER 31, 2003

R585 10/02/03 8:36 AM

		H-C-C		HOUSTON					
1998	70.31		7.18	72.17	.00	.00	.00		
101.90	10.41		104.60		.00	.00	.00		421.56
*33.07-->	25.83		2.64	26.52			.00		

1 YRS	70.31		7.18	72.17	.00	.00	.00		
101.90	10.41		104.60		.00	.00	.00		421.56
*33.07-->	25.83		2.64	26.52			.00		

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OCTOBER 31, 2003

2-06-91786

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Harris County, Texas

By:   
Deputy

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2-06-91786



619 SHEPHERD DR  
F&F M&E SUP COMPUTERS

77080

OCTOBER 31, 2003

RSBS 10/02/03 8:36 AM

		H-C-C		HOUSTON						
1999		65.05	7.01	66.75	.00	.00	.00			
	114.12	12.30	117.11	.00	.00	.00			439.70	
*33.07-->	26.88	2.90	27.58							

1 YRS		65.05	7.01	66.75	.00	.00	.00			
	114.12	12.30	117.11	.00	.00	.00			439.70	
*33.07-->	26.88	2.90	27.58							

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OCTOBER 31, 2003

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Tax Assessor-Collector  
Harris County Texas

By:   
Duplay

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 DREAM HOME REALTY  
 2329 BLALOCK RD  
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2-06-91786



2329 BLALOCK RD  
 F&F M&E SUP COMPUTERS

OCTOBER 31, 2003

R585 10/02/03 8:36 AM

		HOUSTON							
2000	62.61	.00	.00	63.28	.00	.00	.00	.00	
	139.13	.00	.00	140.63	.00	.00	.00	.00	466.50
*33.07-->	30.26	.00	.00	30.59	.00	.00	.00	.00	
-----									
2001	51.44	.00	.00	52.14	.00	.00	.00	.00	
	155.88	.00	.00	157.99	.00	.00	.00	.00	500.94
*33.07-->	41.46	.00	.00	42.03	.00	.00	.00	.00	
-----									

2 YRS	114.05	.00	.00	115.42	.00	.00	.00	.00	967.44
*33.07-->	295.01	.00	.00	296.62	.00	.00	.00	.00	1312.79
	71.72	.00	.00	72.62	.00	.00	.00	.00	2280.23
									FOR 03 YEARS
									2280.23

\* DETACH & RETURN THIS COUPON WITH YOUR PAYMENT; KEEP TOP PART FOR YOUR RECORDS. \*

585 10/02/03 8:36 AM

OCTOBER 31, 2003

2-06-91786

AMOUNT ENCLOSED

2-06-91786  
 DANNY HILAL DBA  
 DREAM HOME REALTY  
 2329 BLALOCK RD  
 HOUSTON TX 77080-5409

20691786000002 9701 000228023 000000000 000000000 000000000

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WITNESS my hand this 2 day of Oct., 20 03



Paul Bettencourt  
Tax Assessor-Collector  
Harris County Texas

By:   
Deputy