

TAX LIEN CONTRACT
("Contract")

Notice of confidentiality rights: if you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

Date: February 19, 2019
Property Owner: Trey C Lewis
3712 N Broadway St Apt 611
Chicago, IL 60613
Transferee: FYP, LLC dba Texas Property Tax Loans
2221 E. Lamar Blvd., Suite 130
Arlington, Texas 76006

Obligation:

Promissory Note:

Date: February 19, 2019
Principal Amount: \$15,139.52
Property Owner(s): Trey C Lewis
Maturity Date: March 1, 2029

Property:

Tax Account No: 0780870030008
Subject Property Address: 4734 Ivanhoe St
Houston, TX 77027

BEING ALL OF TRACT I AND TRACT II AS RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER X332854 AND BEING HEREIN DESCRIBED AS COMPRISING TRACT 1: THE WEST 98.52 FEET OF LOT 4 & THE EAST 30 FEET OF LOT 5 AND TRACT 2: 7373 SQUARE FOOT TRACT OUT OF THE WEST 95 FEET OF LOT 5, BOTH IN BLOCK 3, GREENWOOD ADDITION AS RECORDED IN VOLUME 37, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 7373 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED WITH METES AND BOUNDS IN THAT CERTAIN GENERAL WARRANTY DEED FROM SALVATORE NIZZA, JOINED Y HIS WIFE, DIANE NIZZA, PRO FORMA TO TREY C. LEWIS, DATED 07/15/2013, AND FILED OF RECORD AT DOCUMENT NO. 20130551440, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

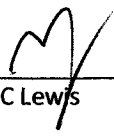
Transferee and Property Owner (whether one or more, herein "Property Owner") act and agree that Transferee shall pay the ad valorem taxes, penalties, interests and other costs due on the property in consideration for Property Owner's payment of the Obligation in accordance with the Promissory Note. All terms and covenants of the Promissory Note; including the Events of Default, right to foreclose, restrictive covenants, and responsibilities of the parties; are referenced and incorporated herein for all purposes and pursuant to the Texas Property Tax Code § 32.06 and § 32.065.

On payment of the Obligation and all other amounts secured by this Contract, this Contract will have no further effect, and Transferee will release it at Property Owner's expense. In no event may this contract secure payment of any obligation that may not lawfully be secured by a lien on real estate or create a lien otherwise prohibited by law. The term *Promissory Note* includes all extensions, modifications, and renewals of the Promissory Note and all amounts secured by it and this Contract. This Contract binds, benefits, and may be enforced by the successors in interest of all parties. This Contract will be recorded in the County in which the Property lies.

Property Owner acknowledges the tax lien, secured by this Contract, is transferred to Transferee, as the authorized payer of the ad valorem taxes, penalties, interests, and other costs due on the Property. Property Owner and Transferee agree that if the Obligation and all other amounts due are paid to Transferee by another licensed party, an assignment to such licensed party will effectuate a transfer of said lien. Without an assignment, a release of lien will remove said encumbrance on the Property in its entirety.

RP-2019-80150

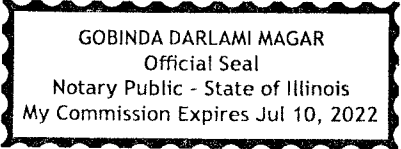
If any provision of this Contract is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.

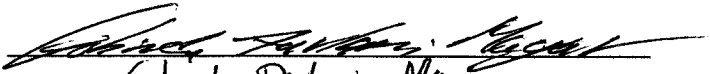

Trey C Lewis

2-19-19
Date

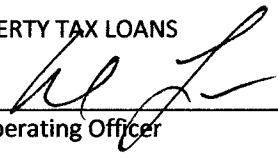
STATE OF ILLINOIS §
COUNTY OF COOK §

This instrument was acknowledged before me on February 19, 2019, by Trey C Lewis.



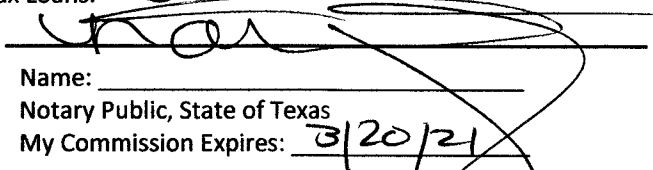

Name: Gobinda Darlami Magar
Notary Public, State of Illinois
My Commission Expires: Jul 10, 2022

FYP, LLC DBA TEXAS PROPERTY TAX LOANS

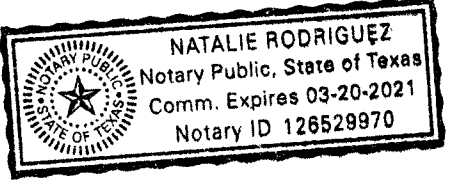

Manuel Longoria, Chief Operating Officer

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on February 25, 2019 by Manuel Longoria, Chief Operating Officer of FYP, LLC dba Texas Property Tax Loans.


Name: _____
Notary Public, State of Texas
My Commission Expires: 3/20/21

After Recording Return to:
FYP, LLC dba Texas Property Tax Loans
2221 E. Lamar Blvd., Suite 130
Arlington, Texas 76006



RP-2019-80150

UNOFFICIAL COPY

RP-2019-80150
Pages 3
02/28/2019 11:45 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

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