

Real Property

File Number

Film Code

Date (From)

Date (To)

Grantor

Grantee

Trustee

Subdivision or Description

Instrument Type

Volume

Page

Section

Lot

Block

SEARCH

CLEAR

File Number	File Date	Type Vol Page	Names	Legal Description	Pgs	Film Code
						<input type="checkbox"/>

File Number	File Date	Type	Names	Legal Description	Pgs	Film Code
RP-2024-88938	03/13/2024	ASSGN	Grantor: CITY OF HOUSTON Grantor: HARRIS COUNTY Grantor: HARRIS COUNTY DEPT OF EDUCATION Grantor: HARRIS COUNTY FLOOD CONTROL DIST Grantor: HARRIS COUNTY HOSPITAL DISTRICT Grantor: HOUSTON COMMUNITY COLLEGE SYSTEM Grantor: HOUSTON I S D Grantor: PORT OF HOUSTON AUTHORITY Grantor: SNG INVESTMENTS & PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 1-4 Block: 3 Out 65 Lot:	2	RP-2024-88938
RP-2024-84443	03/11/2024	ASSGN	Grantor: GREATER SOUTHEAST MGMT DIST Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 1-4 Block: 3 Out 65 Lot:	2	RP-2024-84443
RP-2024-73559	03/01/2024	CONT	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN OUTLOT 65 Lot: 3-4 Block: 3 Related Docs	3	RP-2024-73559
RP-2023-436939	11/16/2023	MODIF	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: FROST BANK	Desc: HOLMAN Lot: 4 Block: 3 Out 65 Lot:	5	RP-2023-436939

File Number	File Date	Type	Names	Legal Description	Pgs	Film Code
RP-2023-370402	09/27/2023	DEED	Grantor: DASIGENIS SANDY TRE Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: NEW YORK MUTUAL LLC	Desc: THIRD WARD PLACE SUBDIVISION Block: 3	6	RP-2023-370402
RP-2023-262392	07/13/2023	FI STM	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: REPROP INVESTMENTS INC	Desc: JAMES S HOLMAN OUTLOT 65 Lot: 5-6 Block: 3	6	RP-2023-262392
RP-2023-260608	07/12/2023	D/T	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: REPROP INVESTMENTS INC Trustee: TOLESOAZ CORP Trustee: TOTAL LENDER SOLUTIONS	Desc: JAMES S HOLMAN Lot: 5-6 Block: 3 Out 65 Lot:	31	RP-2023-260608
RP-2023-170012	05/10/2023	ASSGN	Grantor: CITY OF HOUSTON Grantor: HARRIS COUNTY Grantor: HARRIS COUNTY DEPT OF EDUCATION Grantor: HARRIS COUNTY FLOOD CONTROL DIST Grantor: HARRIS COUNTY HOSPITAL DISTRICT Grantor: HOUSTON COMMUNITY COLLEGE SYSTEM Grantor: HOUSTON I S D Grantor: PORT OF HOUSTON AUTHORITY Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 5-6 Block: 3 Out 65 Lot:	2	RP-2023-170012

File Number	File Date	Type	Names	Legal Description	Pgs	Film Code
RP-2023-169974	05/10/2023	ASSGN	Grantor: CITY OF HOUSTON Grantor: HARRIS COUNTY Grantor: HARRIS COUNTY DEPT OF EDUCATION Grantor: HARRIS COUNTY FLOOD CONTROL DIST Grantor: HARRIS COUNTY HOSPITAL DISTRICT Grantor: HOUSTON COMMUNITY COLLEGE SYSTEM Grantor: HOUSTON I S D Grantor: PORT OF HOUSTON AUTHORITY Grantor: SNG INVESTMENTS & PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 1-4 Block: 3 Out 65 Lot:	2	RP-2023-169974
RP-2023-164293	05/05/2023	ASSGN	Grantor: GREATER SOUTHEAST MGMT DIST Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 1-4 Block: 3 Out 65 Lot:	2	RP-2023-164293
RP-2023-152304	04/28/2023	CONT	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 3-4 Block: 3 Out 65 Lot: Related Docs	3	RP-2023-152304
RP-2023-142463	04/21/2023	CONT	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: JAMES S HOMAN Lot: 5-6 Block: 3 Out 65 Lot:	3	RP-2023-142463

File Number	File Date	Type	Names	Legal Description	Pgs	Film Code
RP-2022-331488	06/27/2022	NOTICE	Grantor: MERZBAU PROPERTIES LLC Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: MERZBAU PROPERTIES LLC Grantee: SNG INVESTMENTS AND PROPERTIES LLC	Desc: JAMES S HOLMAN Lot: 5-6 Block: 3 Out 65 Lot:	6	RP-2022-331488
RP-2022-331487	06/27/2022	D/T	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: MERZBAU PROPERTIES LLC Trustee: MOSS JULIAN M JR	Desc: JAMES S HOLMAN Lot: 5-6 Block: 3 Out 65 Lot: Related Docs	21	RP-2022-331487
RP-2022-331486	06/27/2022	D/T	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: FROST BANK Trustee: GUARINO DAN J	Desc: JAMES S HOLMAN OUTLOT NUMBER 65 Lot: 5-6 Block: 3	13	RP-2022-331486
RP-2022-286850	06/01/2022	D/T	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HUMBLE FINANCIAL CENTER Trustee: GUARINO DAN J	Desc: J S HOLMAN Block: 3 Abstract: 323 Comment: 10 Related Docs	13	RP-2022-286850
RP-2022-239314	05/06/2022	ASSGN	Grantor: GREATER SOUTHEAST MGMT DIST Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 1-4 Block: 3 Out 65 Lot:	2	RP-2022-239314
RP-2022-229408	05/02/2022	CONT	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 3-4 Out 65 Lot:	3	RP-2022-229408

File Number	File Date	Type	Names	Legal Description	Pgs	Film Code
RP-2022-180273	04/05/2022	MODIF	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: ZEUSLENDING.COM	Desc: HOLMAN J S Block: 3 Abstract: 0325 Related Docs	3	RP-2022-180273
RP-2022-161497	03/28/2022	W/D	Grantor: SAM BRANDON Grantor: SAM DEANDRE Grantor: SAM DEBORAH Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantor: SNG LOGISTICS GROUP LLC Grantee: SNG INVESTMENTS AND PROPERTIES LLC	Desc: TEN ACRE LOT 65 Lot: 1-3 Block: 3	6	RP-2022-161497
RP-2021-54468	02/01/2021	CONT	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN OUTLOT 65 Lot: 3-4 Block: 3 Related Docs	3	RP-2021-54468
RP-2021-220932	04/23/2021	MODIF	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: ZEUSLENDING.COM	Desc: HOLMAN J S Abstract: 325 Related Docs	3	RP-2021-220932
RP-2021-114796	03/05/2021	W/D	Grantor: SNG INVESTMENTS & PROPERTIES LLC Grantee: SAM DEBORAH	Desc: HOLMAN JS Abstract: 325	3	RP-2021-114796
RP-2021-107914	03/03/2021	ASSGN	Grantor: GREATER SOUTHEAST MGMT DIST Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 1-4 Block: 3 Out 65 Lot:	2	RP-2021-107914
RP-2020-66183	02/13/2020	FI STM	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: ZEUSLENDING.COM	Desc: HOLMAN J S Abstract: 325	2	RP-2020-66183

File Number	File Date	Type	Names	Legal Description	Pgs	Film Code
RP-2020-66181	02/13/2020	D/T	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: OLIMPC LLC Trustee: BAILEY JESS	Comment: SEE INSTRUMENT	22	RP-2020-66181
RP-2020-66179	02/13/2020	ASSGN	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: ZEUSLENDING.COM	Desc: HOLMAN J S Lot: 10 Block: 3 Abstract: 325	7	RP-2020-66179
RP-2020-66178	02/13/2020	D/T	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: ZEUSLENDING.COM Trustee: KAUFMAN STEVEN	Desc: HOLMAN J S Block: 3 Abstract: 325 Related Docs	15	RP-2020-66178
RP-2020-45903	01/31/2020	CONT	Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN Lot: 3-4 Block: 3 Out 65 Lot:	3	RP-2020-45903
RP-2020-109627	03/10/2020	ASSGN	Grantor: GREATER SOUTHEAST MANAGEMENT DISTRICT Grantor: SNG INVESTMENTS AND PROPERTIES LLC Grantee: HOME TAX SOLUTIONS LLC	Desc: HOLMAN OUTLOT Lot: 1-4 Block: 3 Out 65 Lot:	2	RP-2020-109627

EXTENSION OF REAL ESTATE NOTE AND LIEN

**RECORDATION
REQUESTED BY:**
FROST BANK
TOWN AND COUNTRY
P.O. BOX 1600
SAN ANTONIO, TX
78296

**WHEN RECORDED MAIL
TO:**
Frost Bank
Attn: Commercial Loan
Documentation
Department
P.O. Box 1600
San Antonio, TX 78296

SEND TAX NOTICES TO:
SNG INVESTMENTS AND
PROPERTIES LLC
4213 BASTROP ST.
HOUSTON, TX 77004

7146087-9001
FOR RECORDER'S USE ONLY



THIS EXTENSION OF REAL ESTATE NOTE AND LIEN dated August 28, 2023, is made and executed between SNG INVESTMENTS AND PROPERTIES LLC, 4213 BASTROP ST., HOUSTON, TX 77004 ("Grantor") and FROST BANK ("Lender").

NOTE. Grantor has executed the following described Promissory Note payable to the order of Lender (the "Indebtedness"):

PROMISSORY NOTE DATED MAY 27, 2022, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$784,000.00, EXECUTED BY GRANTOR AND PAYABLE TO THE ORDER OF LENDER.

LIEN. To secure the Indebtedness, Grantor has previously conveyed in trust for the benefit of Lender, certain Real Property pursuant to a Deed of Trust dated May 27, 2022 delivered to Lender's trustee, creating a lien upon the Real Property in favor of Lender (hereinafter referred to as the "Lien") and recorded in the real property records of HARRIS County, State of Texas as follows:

DOCUMENT NUMBER RP-2022-286850, COUNTY CLERKS RECORDS OF HARRIS COUNTY, TEXAS, FILED ON JUNE 1, 2022.

REAL PROPERTY DESCRIPTION. The Lien covers the following described real property located in HARRIS County, State of Texas:

TRACT ONE: LOTS ONE (1) AND TWO (2) IN BLOCK THREE (3), OF A SUBDIVISION OF TEN ACRES IN LOT SIXTY-FIVE (65) IN THE J.S. HOLMAN SURVEY, ABSTRACT 325 (SOMETIMES CALLED THIRD WARD PLACE SUBDIVISION) ACCORDING TO THE MAP RECORDED IN VOLUME 40, PAGE 521, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. TRACT TWO: THE WEST 98.3 FEET OF LOTS THREE (3) AND FOUR (4) IN BLOCK THREE (3) OF A SUBDIVISION OF A TEN ACRE LOT 65, IN THE J.S. HOLMAN SURVEY, ABSTRACT 325

RP-2023-436939

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**EXTENSION OF REAL ESTATE NOTE AND LIEN
(Continued)**

Page 2

(SOMETIMES CALLED THIRD WARD PLACE SUBDIVISION) IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 40, PAGE 521 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. PROPERTY IS LISTED WITH THE HARRIS COUNTY APPRAISAL DISTRICT AS LEGAL DESCRIPTION LT FOUR (4) BLK THREE (3) HOLMAN, OUTLOT SIXTY-FIVE (65) ALSO KNOWN AS 4213 BASTROP ST., HOUSTON, TEXAS.

The Real Property or its address is commonly known as 4213 BASTROP ST., HOUSTON, TX 77004.

EXTENSION OR MODIFICATION. Grantor and Lender hereby extend or otherwise modify the Note and the Lien as follows:

The current unpaid principal balance of the Note is \$748,788.21. Subject to any payment changes resulting from changes in the Index, Grantor will pay this loan as follows:

Grantor will pay this loan in 3 monthly payments of \$27,000.00 each payment. Grantor's first payment is due September 28, 2023, and all subsequent payments will be due on the same day of each month after that. Grantor's final payment will be due on December 28, 2023, and will be for all principal and accrued interest not yet paid. Payments include principal and interest. Unless otherwise agreed or required by applicable law, payments will be applied first to any unpaid collection costs and any late charges, then to any accrued unpaid interest, and any remaining amount to principal. The annual interest rate is computed on a 365/360 basis; that is, by applying the ratio of the annual interest rate over a year of 360 days, multiplied by the outstanding principal balance, multiplied by the actual number of days the principal balance is outstanding, unless such calculation would result in a usurious rate, in which case interest shall be calculated on a per diem basis of a year of 365 or 366 days, as the case may be. Grantor will pay Lender at Lender's address shown above or at such other place as Lender may designate in writing.

VARIABLE INTEREST RATE. The interest rate on this Note is subject to change from time to time based on changes in an independent index which is the "Prime Rate," which means, for any date (the "Interest Calculation Date"), the U.S. prime rate quoted in the "Borrowing Benchmarks Money Rates" section (or in any successor section thereto) of The Wall Street Journal (U.S. Edition) (or in any successor publication thereto) published on the date that is five (5) business days prior to the Interest Calculation Date (the "Index"). The Index is not necessarily the lowest rate charged by Lender on its loans. Lender will tell Borrower the current Index rate upon Borrower's request. The interest rate change will not occur more often than each day. Borrower understands that Lender may make loans based on other rates as well. Interest prior to maturity on the unpaid principal balance of this Note will be calculated as described in the "INTEREST CALCULATION METHOD" paragraph using a rate of 3.00 percentage points over the Index (the "Margin"). Provided, that if Lender determines at any time that any rate convention is not administratively feasible for Lender, then Lender may, permanently or temporarily, implement another convention (which may use a lookback of a different duration) in its reasonable discretion, without further notice to or consent from Borrower. If Lender determines, in its sole and absolute discretion, that the Index is no longer quoted by The Wall Street Journal, is discontinued, is unreliable, or is otherwise temporarily, permanently or indefinitely unavailable, Lender may select a substitute index plus an adjustment (which may be a positive or negative value or zero) that Lender determines, in Lender's sole and absolute discretion, to be comparable to such prime rate, and the substituted rate and adjustment selected by Lender shall constitute the Index under this Note, effective immediately upon Lender's selection, and Lender shall send written notice of same to Borrower. NOTICE: Under no circumstances will the interest rate on this Note be less than 3.50% per annum or more than the maximum rate allowed by applicable law. For purposes of this Note, the "maximum rate allowed by applicable law" means the greater of (A) the maximum rate of interest permitted under federal or other law applicable to the indebtedness evidenced by this Note, or (B) the "Weekly Ceiling" as referred to in Sections 303.002 and 303.003 of the Texas Finance Code. Whenever increases occur in the interest rate, Lender, at its option, may do one or more of the following: (A) increase Grantor's payments to ensure Grantor's loan will pay off by its original final maturity date, (B)

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**EXTENSION OF REAL ESTATE NOTE AND LIEN
(Continued)**

increase Grantor's payments to cover accruing interest, (C) increase the number of Grantor's payments, and (D) continue Grantor's payments at the same amount and increase Grantor's final payment.

CONTINUING VALIDITY. Except as expressly modified in this Extension Agreement, the terms of the original Lien and Note shall remain unchanged and in full force and effect until the Indebtedness has been paid. Consent by Lender to this Extension Agreement does not waive Lender's right to require strict performance of the Lien and Note as changed in this Extension Agreement or obligate Lender to make any future modifications. Nothing in this Extension Agreement shall constitute a satisfaction of the Lien and Note or other credit agreement secured by the Lien. It is the intention of Lender to retain as liable all parties to the Lien and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Extension Agreement. If any person who signed the original Lien or Note does not sign this Extension Agreement, then all persons signing below acknowledge that this Extension Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Extension Agreement or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent extensions and modifications.

EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS EXTENSION OF REAL ESTATE NOTE AND LIEN, AND EACH AGREES TO ITS TERMS.

GRANTOR:

SNG INVESTMENTS AND PROPERTIES LLC

By: 

BRANDON BERNARD SAM, Member of SNG INVESTMENTS AND PROPERTIES LLC

LENDER:

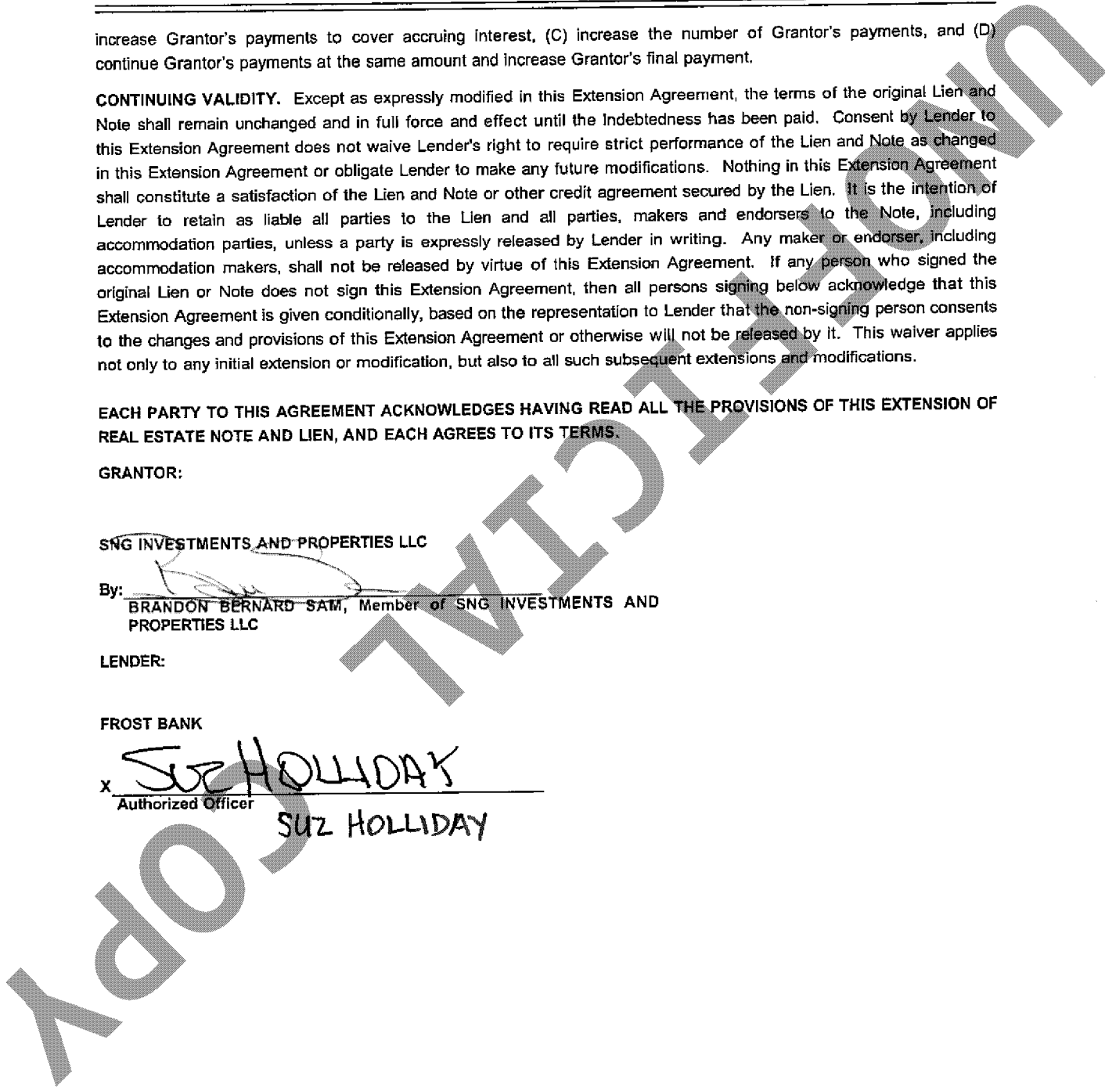
FROST BANK

x 

Authorized Officer

SUZ HOLLIDAY

RP-2023-436939



EXTENSION OF REAL ESTATE NOTE AND LIEN
(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Texas)
) SS
COUNTY OF Harris)

This instrument was acknowledged before me on November 8th, 20 23 by BRANDON BERNARD SAM, Member of SNG INVESTMENTS AND PROPERTIES LLC, a Texas limited liability company, on behalf of said limited liability company.

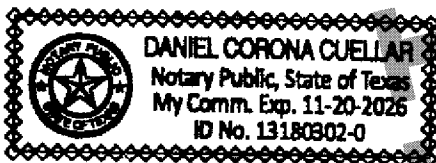


[Signature]
Notary Public, State of Texas

LENDER ACKNOWLEDGMENT

STATE OF Texas)
) SS
COUNTY OF Harris)

This instrument was acknowledged before me this 8th day of November, 20 23 by Daniel Corona Cuellar as Personal Banker of FROST BANK.



[Signature]
Notary Public, State of Texas

RP-2023-436939

DUPLICATE

RP-2023-436939

RP-2023-436939
Pages 5
11/16/2023 10:21 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS



ANN HARRIS BENNETT

Tax Assessor-Collector

STATE OF TEXAS §

COUNTY OF HARRIS §

Date: March 4, 2024

CERTIFIED STATEMENT OF TRANSFER OF TAX LIEN

Account Number: 019-265-000-0001

Legal Description: LTS 1 2 3 & 4 BLK 3 HOLMAN OUTLOT 65

Street Address (if applicable): 4213 BASTROP ST

Taxing Unit(s): City Of Houston, Harris County, Harris County Dept. Of Education, Harris County Flood Control Dist, Harris County Hospital District, Houston Community College System, Houston I.S.D., Port Of Houston Authority

Tax Year(s) Paid: 2023

Amount Paid for Transfer (including taxes, penalties, interest and collection costs): \$14,410.26

Property Owner(s)' Name(s): SNG INVESTMENTS & PROPERTIES LLC
3401 CORDER ST

Transferee's Name: HOME TAX SOLUTIONS, LLC

Transferee's Street Address: 4849 GREENVILLE AVENUE SUITE 1620
DALLAS TX 75206

I, Ann Harris Bennett, Tax Assessor-Collector for Harris County, and for all taxing units for which the Office of the Harris County Tax Assessor-Collector collects ad valorem taxes, certify that the above named transferee or transferee's agent ("Transferee") has made payment of the amount listed above to the above named taxing units on the property described above as consideration for a transfer of the tax lien(s), and that the tax lien(s) held by taxing units on the property for the tax years listed above are hereby transferred to Transferee in accordance with Texas Tax Code §32.06. I have issued a receipt to Transferee in conjunction with this certification reflecting the payment for the transfer in the amount of taxes, penalties, interest, and collection costs.



Ann Harris Bennett
Harris County Tax Assessor-Collector

BY: 
Deputy

AFTER RECORDING, RETURN TO:
HOME TAX SOLUTIONS, LLC
4849 GREENVILLE AVENUE SUITE 1620
DALLAS TX 75206

RP-2024-88938

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Pages 2
03/13/2024 03:18 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$25.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-88938

COPY
UNOFFICIAL

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 28, 2024
Property Owner: SNG Investments and Properties LLC
P.O. Box 542111
Houston, Texas 77254
Transferee: Home Tax Solutions, LLC
4849 Greenville Avenue, Tower Two, Suite 1620
Dallas, Texas 75206

Obligation:
Promissory Note:
Date: February 28, 2024
Principal Amount: \$16,031.76
Property Owner: SNG Investments and Properties LLC
Maturity Date: January 15, 2035

Property:
Tax Account No: 019-265-000-0001
Subject Property Address: 4213 Bastrop St, Houston, Texas 77004, Harris County
TRACTS 1, 2, 1A, AND 2A, LOTS 3 AND 4, BLOCK 3, HOLMAN OUTLOT 65, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A OF A GENERAL WARRANTY DEED FROM LAGNIAPPE GROUP, LLC TO DEBORAH SAM, DATED SEPTEMBER 14, 2015, FILED ON SEPTEMBER 16, 2015, UNDER DOCUMENT NO. 20150421754, IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

Transferee and Property Owner act and agree that Transferee shall pay the ad valorem taxes, penalties, interest, 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. **In addition, in accordance with Section 32.06 of the Texas Tax Code, Property Owner hereby waives the requirement that Transferee wait one (1) year from the date the tax lien transfer is recorded before instituting foreclosure following an Event of Default.** Property Owner acknowledges Transferee is subrogated and entitled to exercise any right or remedy possessed by the applicable taxing unit(s) from which the Transferee received transfer of the tax lien(s) on the Property.

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.

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.

RP-2024-73559

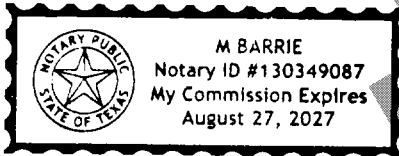
PROPERTY OWNER:

SNG Investments and Properties LLC

By: Brandon Sam, Managing Member

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was subscribed and sworn before me on February 28, 2024, by Brandon Sam, Managing Member of SNG Investments and Properties LLC.



Name: M. Barrie
Notary Public, State of TEXAS
My Commission Expires: 08-27-2027

TRANSFeree:

HOME TAX SOLUTIONS, LLC

By: Trey Rome, President

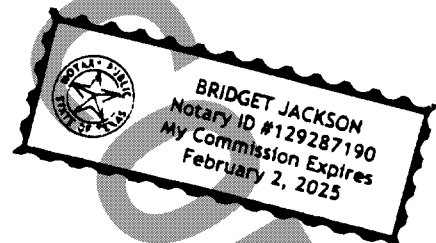
STATE OF TEXAS §
COUNTY OF DALLAS §

3/1/24

This instrument was acknowledged before me on _____, by Trey Rome, President of Home Tax Solutions, LLC.

Name: _____
Notary Public, State of _____
My Commission Expires: _____

After Recording Return To:
Home Tax Solutions, LLC
4849 Greenville Avenue, Tower Two, Suite 1620
Dallas, Texas 75206



RP-2024-73559

RP-2024-73559
Pages 3
03/01/2024 03:31 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

RECORDERS MEMORANDUM

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THE STATE OF TEXAS
COUNTY OF HARRIS

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Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-73559

COPY UNOFFICIAL

CERTIFIED STATEMENT OF TRANSFER OF TAX LIEN

Figure: 7 TAC §89.702(c)

STATE OF TEXAS

§

DATE: 3/4/2024

COUNTY OF Harris

§

Account No. or Property ID No.

860192650000001

Legal Description:

LTS 1 2 3 & 4 BLK 3 HOLMAN OUTLOT 65

Street Address, if applicable:

4213 Bastrop St

Houston, Texas 77004, Harris County

Taxing Unit(s):

Greater Southeast Mgmt. Dist., and all political subdivisions and districts for which it collects ad valorem taxes

Amount Paid for Transfer (including taxes, penalties, interest, and collection costs):

\$822.50

Tax Year:

2023

Property Owner(s)' Name(s):

SNG Investments and Properties LLC

Transferee's Name:

Home Tax Solutions, LLC

OCCC Property Tax License Lender No.:

16081-58816

Transferee's Street Address:

4849 Greenville Avenue, Tower Two, Suite 1620
Dallas, Texas 75206

I, Kenneth R. Byrd, Tax Assessor for Greater Southeast Mgmt. Dist. and for all taxing units for which Greater Southeast Mgmt. Dist. collects ad valorem taxes, certify that the above-named transferee or transferee's agent ("Transferee") has made payment of the amount listed above to the above-named taxing units on the property described above as consideration for a transfer of the tax lien(s), and that the tax lien(s) held by taxing units on the property for the tax years listed above are hereby transferred to Transferee in accordance with Texas Tax Code §32.06. I have issued a receipt to Transferee in conjunction with this certification reflecting the payment for the transfer in the amount of taxes, penalties, interest, and collection costs.

Greater Southeast Mgmt. Dist.

Kenneth R. Byrd, Tax Assessor

By:

Kenneth Byrd
(Signature of Collector or Deputy)

SUBSCRIBED AND SWORN to before me on

March 4, 24 by Kenneth Byrd

Printed Name: Victoria L. Springfield

Notary Public, State of Texas

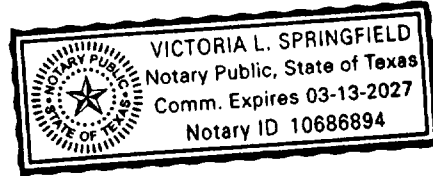
My commission expires: 3-13-2027

After recording, return to:

Home Tax Solutions, LLC

4849 Greenville Avenue, Tower Two, Suite 1620

Dallas, Texas 75206



RP-2024-84443

UNOFFICIAL COPY

RP-2024-84443
Pages 2
03/11/2024 01:06 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$25.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

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