

SUIT NO. 202131026

| | | |
|-----------------------------|---|--------------------------------|
| HARRIS COUNTY, ET AL | § | IN THE DISTRICT COURT |
| | § | |
| VS. | § | 334TH JUDICIAL DISTRICT |
| | § | |
| KELLY CRAIG TOWNSEND | § | HARRIS COUNTY, TEXAS |

DEFAULT JUDGMENT

On the 13th day of June, 2022, this cause being called in its regular order, came the Plaintiff Taxing Unit(s) whether Plaintiff(s), Intervenor(s) or Impleaded Plaintiff(s), as follows:

Plaintiff(s):

HARRIS COUNTY for itself and for the other county wide taxing authorities named herein below

CITY OF HOUSTON

HOUSTON INDEPENDENT SCHOOL DISTRICT

HOUSTON COMMUNITY COLLEGE SYSTEM (hereinafter (HCCS))

Harris County collects on behalf of itself and certain county-wide taxing authorities which are the Harris County Department of Education, the Port of Houston Authority of Harris County, the Harris County Flood Control District, and the Harris County Hospital District, all of which are included within the references to Harris County made herein.

The Defendant(s) are as follows:

Kelly Craig Townsend who was duly served with citation which has been returned to this court and has been on file for more than ten (10) days, failed to appear or answer and wholly made default.

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 that Plaintiff Taxing Unit(s) shall not be granted any monetary relief against any defendant identified as IN REM ONLY.

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 as follows:

ACCOUNT NUMBER: 1011120000009

LEGAL DESCRIPTION: LOT 9 IN BLOCK 2 OF LAKESIDE ESTATES, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 152, PAGE 97 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

HCAD DESCRIPTION: LT 9 BLK 2 LAKESIDE ESTATES SEC 1

ADJUDGED MARKET VALUE: \$364,215.00

| | Tax Years | Delinquent Base Tax | Penalty & Interest | 33.48 Atty Fees | Total |
|-----------------|-------------|---------------------|--------------------|-----------------|--------------------|
| HARRIS COUNTY | 2017 - 2021 | \$11,450.89 | \$7,209.01 | \$368.39 | \$19,028.29 |
| CITY OF HOUSTON | 2017 - 2021 | \$10,614.66 | \$6,933.42 | \$346.07 | \$17,894.15 |
| HOUSTON ISD | 2017 - 2021 | \$21,502.07 | \$14,123.84 | \$687.58 | \$36,313.49 |
| HCCS | 2017 - 2021 | \$1,859.78 | \$1,204.89 | \$62.26 | \$3,126.93 |
| TOTAL: | | | | | \$76,362.86 |

IT IS ORDERED, ADJUDGED, AND DECREED that the Plaintiff taxing units, do have and recover from the Defendant(s) as indicated above, the total sum of money due for taxes, penalties, interest, and attorney fees with penalty and interest continuing to accrue at the rates set forth in Tex. Prop. Tax Code Sec. 33.01, 33.07 and 33.08 from the date of trial until paid or sold, plus all costs of court, for which let execution issue.

IT IS ORDERED that title research fees incurred herein by LINEBARGER GOGGAN BLAIR & SAMPSON, LLP (hereinafter Linebarger), attorneys for certain Plaintiff Taxing Unit(s), for determining the name, identity and location of necessary parties and in procuring the legal description of the subject property in the amount of \$300.00 be paid by the Defendant(s), for which let execution issue.

IT IS ORDERED that certain costs incurred by Linebarger as attorneys for certain Plaintiff Taxing Units(s) in this matter for service of process, including publication cost, and Secretary of State and/or out of county service of process fees in the amount of \$135.00 be recovered from the Defendant(s), for which let execution issue.

IT IS ORDERED that the Plaintiff Taxing Unit(s) do have and recover from the Defendant(s) all court costs 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 **Judge Sharon McCally**, Tax Master, be awarded \$50.00 as a Tax Master Fee and that such amount be taxed as costs in this cause.

IT IS ORDERED that Plaintiff Taxing Unit(s) shall have foreclosure of said tax lien(s) on each of said tracts of land against Defendant(s) or any person(s) claiming under said Defendant(s) by any right, title or interest acquired during the pendency of this suit. Further, said property is ORDERED SOLD in execution of this judgment.

IT IS ORDERED that the property may be sold to a taxing unit that is a party to the suit or any other person, other than a person owning an interest in the property or any party to the suit that is not a taxing unit, for the adjudged market value of the property stated in the judgment or the aggregate amount of the judgments against the property, whichever is less.

IT IS ORDERED that the clerk of this court shall issue a writ of possession as authorized by law, to the purchaser at the foreclosure sale or his heir(s), executor(s), administrator(s) or assigns pursuant to the Texas Property Tax Code.

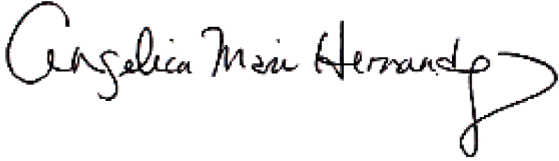
IT IS ORDERED that for all the above recovery, let execution issue.

Any other relief previously requested and not herein granted is expressly denied. This judgment finally disposes of all parties and all claims and is appealable.

Signed this the _____ day of _____, 20 _____.

JUDGE PRESIDING

Submitted by:
LINEBARGER GOGGAN BLAIR &
SAMPSON, LLP
PO Box 3064
Houston, TX 77253-3064
(713) 844-3580, (713) 844-3502 - Fax



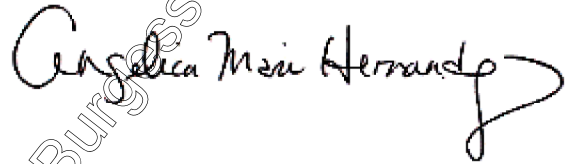
Angelica M. Hernandez
State Bar No. 00797872
angelica.hernandez@lgbs.com
Attorney for Plaintiff(s)

Unofficial Copy Office of Marilyn Burgess District Clerk

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 all opposing counsel and other parties listed below who have made an appearance in this suit pursuant to rule 21(a) T.R.C.P. on the 13th day of June, 2022.

Kelly Craig Townsend
517 Rice Hope Dr.
Mount Pleasant, SC 29464

A handwritten signature in black ink that reads "Angelica M. Hernandez". The signature is written in a cursive style with a large, sweeping flourish at the end.

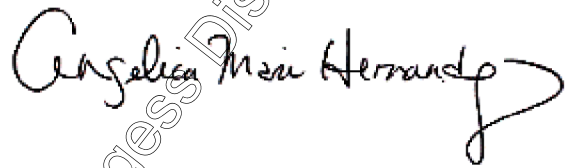
Angelica M. Hernandez
State Bar No. 00797872
angelica.hernandez@lgbs.com
Attorney Certifying

Unofficial Copy Office of Marilyn Burgess District Clerk

CERTIFICATE OF LAST KNOWN MAILING ADDRESS

Pursuant to rule 239(a), T.R.C.P., I do hereby certify that the address of any defaulting defendant named below is the last known address for that defendant as of the 13th day of June, 2022.

Kelly Craig Townsend
517 Rice Hope Dr.
Mount Pleasant, SC 29464



Angelica M. Hernandez
State Bar No. 00797872
angelica.hernandez@lgbs.com
Attorney Certifying

Unofficial Copy Office of Marilyn Burgess District Clerk

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Erica Ochoa on behalf of Angelica Hernandez
Bar No. 797872
erica.ochoa@lgbs.com
Envelope ID: 65241801
Status as of 6/8/2022 11:44 AM CST

Case Contacts

| Name | BarNumber | Email | TimestampSubmitted | Status |
|--------------------|-----------|-----------------------------|----------------------|--------|
| Angelica Hernandez | | Angelica.Hernandez@lgbs.com | 6/8/2022 11:42:25 AM | SENT |

Unofficial Copy Office of Marilyn Burges District Clerk