

**SUIT NO. 202131026**

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

**MASTER'S REPORT**

**HEARING DATE: June 13, 2022**

**Tax Master Fee: \$50.00**

The Master finds that all parties were properly cited and notified of this trial setting. Evidence reflecting the following was admitted and is attached hereto. Based on such evidence, the Master finds as follows:

**ACCOUNT NUMBER: 1011120000009**

**ADJUDGED MARKET VALUE: \$364,215.00**

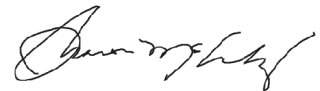
	Tax Years	Delinquent Base Tax	Penalty & Interest	33.48 Atty Fees	Total
<b>HARRIS COUNTY</b>	<b>2017 - 2021</b>	<b>\$11,450.89</b>	<b>\$7,209.01</b>	<b>\$368.39</b>	<b>\$19,028.29</b>
<b>CITY OF HOUSTON</b>	<b>2017 - 2021</b>	<b>\$10,614.66</b>	<b>\$6,933.42</b>	<b>\$346.07</b>	<b>\$17,894.15</b>
<b>HOUSTON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

**Linebarger Additional Costs: \$435.00**

**TO ALL PARTIES: This constitutes notice under section 33.72 (c) of the Texas Property Tax Code of your right to appeal the master's ruling to the judge of the referring court in this case. In order to do so you must follow the deadlines and other applicable requirements set out in the Property Tax Code.**

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed:  
6/13/2022



Master

ADOPTED, CONFIRMED & ORDERED

Signed:

6/28/2022



Date: \_\_\_\_\_

JUDGE, Presiding

SUIT NO. 202131026

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

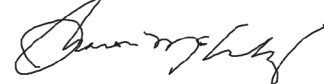
MASTER IN CHANCERY'S REPORT TO THE DISTRICT COURT

The Master in Chancery appointed in this case reports to the District Court that a **DEFAULT JUDGMENT** should be **GRANTED** DENIED in this case on the basis of the record.

Signed on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Respectfully submitted,

Signed:  
6/13/2022



Master in Chancery  
Harris County, Texas

Unofficial Copy Office of Marilyn Burgess District Clerk

**CERTIFIED DELINQUENT TAX STATEMENT DETAIL**



**ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON, SUITE 100  
HOUSTON, TEXAS 77002**

**HARRIS COUNTY  
EXHIBIT : A**

**Certified Owner:**  
TOWNSEND LOULYNN ESTATE OF  
517 RICE HOPE DR  
MOUNT PLEASANT, SC 29464-9297

**Legal Description:**  
LT 9 BLK 2  
LAKESIDE ESTATES SEC 1

**Account No: 101-112-000-0009**

**As of Date:** 06/30/2022    **APPR. DIST#:** 1011120000009  
**Cause No :** 202131026 Suit

**Legal Acres:** .2804  
**Parcel Address:** 10907 WICKERSHAM LN  
**Print Date:** 05/27/2022    **Printed By:** LCASANOVA  
**2021 Value:** \$364,215

Year	Appraised Value	Tax Units	Base Tax Due	Penalties & Interest	Collection Fees	Total
2017	\$383,078	1	\$4,622.60	\$4,530.15	\$0.00	\$9,152.75
	\$383,078	40	\$1,601.30	\$1,569.28	\$0.00	\$3,170.58
	\$383,078	41	\$108.45	\$106.28	\$0.00	\$214.73
	\$383,078	42	\$48.11	\$47.15	\$0.00	\$95.26
	\$383,078	43	\$655.45	\$642.34	\$0.00	\$1,297.79
	\$383,078	44	\$19.90	\$19.51	\$0.00	\$39.41
	\$383,078	48	\$384.09	\$376.41	\$0.00	\$760.50
	\$383,078	61	\$2,237.98	\$2,193.28	\$0.00	\$4,431.20
<b>Subtotals for 2017:</b>			<b>\$9,677.88</b>	<b>\$9,484.34</b>	<b>\$0.00</b>	<b>\$19,162.22</b>
2018	\$383,078	1	\$4,622.60	\$3,864.50	\$0.00	\$8,487.10
	\$383,078	40	\$1,603.49	\$1,340.52	\$0.00	\$2,944.01
	\$383,078	41	\$110.21	\$92.13	\$0.00	\$202.34
	\$383,078	42	\$44.25	\$36.99	\$0.00	\$81.24
	\$383,078	43	\$655.37	\$547.89	\$0.00	\$1,203.26
	\$383,078	44	\$19.88	\$16.62	\$0.00	\$36.50
	\$383,078	48	\$384.09	\$321.10	\$0.00	\$705.19
	\$383,078	61	\$2,253.69	\$1,884.09	\$0.00	\$4,137.78
<b>Subtotals for 2018:</b>			<b>\$9,693.58</b>	<b>\$8,103.84</b>	<b>\$0.00</b>	<b>\$17,797.42</b>
2019	\$365,844	1	\$4,158.55	\$2,877.72	\$0.00	\$7,036.27
	\$365,844	40	\$1,489.46	\$925.70	\$0.00	\$2,415.16
	\$365,844	41	\$102.14	\$63.48	\$0.00	\$165.62
	\$365,844	42	\$39.29	\$27.19	\$0.00	\$66.48
	\$365,844	43	\$606.97	\$377.23	\$0.00	\$984.20
	\$365,844	44	\$18.29	\$12.66	\$0.00	\$30.95
	\$365,844	48	\$366.81	\$253.83	\$0.00	\$620.64
	\$365,844	61	\$2,077.70	\$1,437.77	\$0.00	\$3,515.47
<b>Subtotals for 2019:</b>			<b>\$8,859.21</b>	<b>\$5,975.58</b>	<b>\$0.00</b>	<b>\$14,834.79</b>
2020	\$362,929	1	\$4,112.35	\$2,253.57	\$0.00	\$6,365.92
	\$362,929	40	\$1,419.63	\$686.39	\$0.00	\$2,106.02
	\$362,929	41	\$114.03	\$55.14	\$0.00	\$169.17
	\$362,929	42	\$35.97	\$19.71	\$0.00	\$55.68
	\$362,929	43	\$605.04	\$292.54	\$0.00	\$897.58
	\$362,929	44	\$18.12	\$9.92	\$0.00	\$28.04
	\$362,929	48	\$363.88	\$199.41	\$0.00	\$563.29
	\$362,929	61	\$2,039.08	\$1,117.41	\$0.00	\$3,156.49

**CERTIFIED DELINQUENT TAX STATEMENT DETAIL**



**ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON, SUITE 100  
HOUSTON, TEXAS 77002**

**Certified Owner:**

TOWNSEND LOULYNN ESTATE OF  
517 RICE HOPE DR  
MOUNT PLEASANT, SC 29464-9297

**Legal Description:**

LT 9 BLK 2  
LAKESIDE ESTATES SEC 1

**Account No: 101-112-000-0009**

As of Date: 06/30/2022 APPR. DIST#: 1011120000009  
Cause No : 202131026 Suit

Legal Acres: .2304

Parcel Address: 10907 WICKERSHAM LN

Print Date: 05/27/2022  
2021 Value: \$364,215

Printed By: LCASANOVA

Year	Appraised Value	Tax Units	Base Tax Due	Penalties & Interest	Collection Fees	Total
2020	<b>Subtotals for 2020:</b>		<b>\$8,708.10</b>	<b>\$4,634.09</b>	<b>\$0.00</b>	<b>\$13,342.19</b>
2021	\$364,215	1	\$3,985.97	\$597.90	\$687.68	\$5,271.45
	\$364,215	40	\$1,372.84	\$205.93	\$236.82	\$1,815.59
	\$364,215	41	\$121.98	\$18.30	\$21.04	\$161.32
	\$364,215	42	\$31.76	\$4.76	\$5.48	\$42.00
	\$364,215	43	\$590.79	\$88.62	\$101.91	\$781.32
	\$364,215	44	\$18.17	\$2.73	\$3.14	\$24.04
	\$364,215	48	\$360.91	\$54.14	\$62.26	\$477.31
	\$364,215	61	\$2,006.21	\$300.93	\$346.07	\$2,653.21
	<b>Subtotals for 2021:</b>		<b>\$8,488.63</b>	<b>\$1,273.31</b>	<b>\$1,464.30</b>	<b>\$11,226.24</b>
<b>TOTAL AMOUNT DUE:</b>			<b>\$45,427.40</b>	<b>\$29,471.16</b>	<b>\$1,464.30</b>	<b>\$76,362.86</b>

**Tax Unit Codes:**

- 1 Houston I.S.D.      40 Harris County      41 Harris County Flood Control Dist      42 Port of Houston Authority
- 43 Harris County Hospital District      44 Harris County Dept. of Education      48 Houston Community College System      61 City of Houston

*IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.*

Unofficial Copy Office of Marilyn Burgess District Clerk

**CERTIFIED DELINQUENT TAX STATEMENT DETAIL**



**ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON, SUITE 100  
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**Certified Owner:**

TOWNSEND LOULYNN ESTATE OF  
517 RICE HOPE DR  
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**Legal Description:**

LT 9 BLK 2  
LAKESIDE ESTATES SEC 1

**Account No: 101-112-000-0009**

As of Date: 06/30/2022 APPR. DIST#: 1011120000009  
Cause No : 202131026 Suit

Legal Acres: .2304

Parcel Address: 10907 WICKERSHAM LN

Print Date: 05/27/2022

Printed By: LCASANOVA

2021 Value: \$364,215

**Totals By Tax Unit**

Tax Units	Base Tax Due	Penalties & Interest	Collection Fees	Total
1	\$21,502.07	\$14,123.84	\$687.58	\$36,313.49
40	\$7,486.72	\$4,727.82	\$236.82	\$12,451.36
41	\$556.81	\$335.33	\$21.04	\$913.18
42	\$199.38	\$135.80	\$5.48	\$340.66
43	\$3,113.62	\$1,948.62	\$101.91	\$5,164.15
44	\$94.36	\$61.44	\$3.14	\$158.94
CW Total 40 - 44	\$11,450.89	\$7,209.01	\$368.39	\$19,028.29
48	\$1,859.78	\$1,204.89	\$62.26	\$3,126.93
61	\$10,614.66	\$6,933.42	\$346.07	\$17,894.15
<b>TOTAL AMOUNT DUE:</b>	<b>\$45,427.40</b>	<b>\$29,471.16</b>	<b>\$1,464.30</b>	<b>\$76,362.86</b>



**STATE OF TEXAS  
COUNTY OF HARRIS**

I, ANN HARRIS BENNETT, 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 27th day of May, 2022.

**ANN HARRIS BENNETT  
Tax Assessor-Collector  
Harris County Texas**

By: Lupe Casanova  
Deputy

SUIT NO. 202131026

HARRIS COUNTY, ET AL

VS.

KELLY CRAIG TOWNSEND

§  
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§

IN THE DISTRICT COURT

334TH JUDICIAL DISTRICT

HARRIS COUNTY, TEXAS

**AFFIDAVIT OF ABTRACTOR'S FEES**

BEFORE ME, THE UNDERSIGNED AUTHORITY, on the day personally appeared Angelica M. Hernandez and upon being duly sworn by me, deposes and says:

**I.**

My name is **Angelica M. Hernandez**; I am an attorney licensed to practice law in the State of Texas. I am over 21 years of age, of sound mind, and capable of making this affidavit. I have personal knowledge of the facts set forth herein.

**II.**

I am an attorney in the law firm of **LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**, Plaintiff's counsel in this cause.

**III.**

In the prosecution of this lawsuit, the Plaintiff(s) have incurred certain expenses, herein after referred to as Abstractor's Fees, in determining the name, identity, and location of necessary parties and in procuring necessary legal descriptions of the property on which delinquent taxes are due. Pursuant to Section

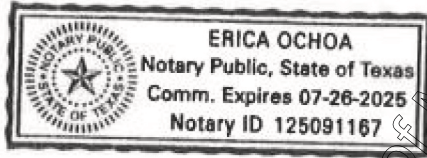
33.48(a)(4) of the Texas Property Tax Code, Plaintiff(s) is entitled to recover said Abstractor's Fees, which in this case is \$300.00. This fee is a reasonable and necessary fee for such service.

Further affiant sayeth not."

*Angelica M. Hernandez*

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

SUBSCRIBED AND SWORN TO before me on this 13<sup>th</sup> day of June, 2022.



*Erica Ochoa*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Unofficial Copy Office of Marilyn Bugos District Clerk

PRC SERVICES, LLC  
The Terrace II  
2700 Via Fortuna Dr, Ste 500  
Austin, TX, 78746  
Phone :(512) 447-6675  
Fax :(512) 448-4808  
Printed on: June 6, 2022 9:55 AM

**Invoice**

**Invoice No** 755006  
**Invoice Date** 05/06/2021  
**Comments**

Order #	Invoice To	CAD	Rep Count	Assessed Party	Invoice Amt
797782	Harris County	1011120000009		TOWNSEND LOULYNN ESTATE OF	\$300.00
<b>Invoice Total</b>					<b>\$300.00</b>

Unofficial Copy Office of Marilyn Burgess District Clerk



SUIT NO. 202131026

HARRIS COUNTY, ET AL

§  
§  
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§  
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IN THE DISTRICT COURT

VS.

334TH JUDICIAL DISTRICT

KELLY CRAIG TOWNSEND

HARRIS COUNTY, TEXAS

**AFFIDAVIT OF 33.48 RECOVERY OF COSTS AND EXPENSES**

BEFORE ME, THE UNDERSIGNED AUTHORITY, on the day personally appeared Angelica M. Hernandez and upon being duly sworn by me, deposes and says:

**I.**

My name is **Angelica M. Hernandez**; I am an attorney licensed to practice law in the State of Texas. I am over 21 years of age, of sound mind, and capable of making this affidavit. I have personal knowledge of the facts set forth herein.

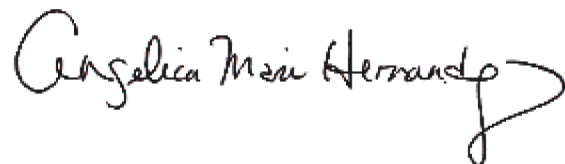
**II.**

I am an attorney in the law firm of **LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**, Plaintiff's counsel in this cause.

**III.**

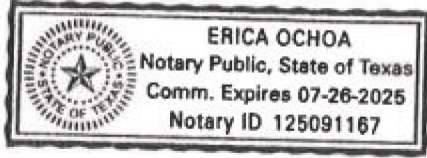
In the prosecution of this lawsuit, the Plaintiff(s) have incurred costs and expenses of serving process through Texas Secretary of State and/or serving process to parties outside of Harris County but within the State of Texas. Additionally, Plaintiffs have incurred additional expenses towards filing documents in the subject cause. Pursuant to Sections 33.48 of the Texas Property Tax Code, Plaintiff(s) are entitled to recover said costs and expenses totaling the amount of **\$135.00** for this cause.

Further affiant sayeth not."



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

SUBSCRIBED AND SWORN TO before me on this 13th day of June, 2022.



*Erica Ochoa*

Notary Public in and for the State of Texas

Unofficial Copy Office of Marilyn Burgess District Clerk



Name and Address of Sender

Linebarger Goggan Blair & Sampson, LLP  
4828 Loop Central Dr. Ste. 600  
Houston, TX 77081

Affix Stamp Here

(If issued as a certificate of mailing or for additional copies of this bill)

Postmark and Date of Receipt

104	9414814902809335248095	Case 202114443	American General Realty Investment, Mark S. Berg, 7926 Wellington Ct, Registered Agent, Mark S. Berg, Houston, TX, 77055
105	9414814902809335247920	Case 202124227	Antonio Mendoza, AKA Antonio Mendoza Basilio, 7711 Arberry St, Aka Antonio Mendoza Basilio, Houston, TX, 77012
106	9414814902809335247937	Case 202124227	Fulgencia Vargas, 7711 Arberry St., 7711 Arberry St, Houston, TX, 77012
107	9414814902809335247944	Case 202124227	Armando R. Donias (In Rem Only), 502 Regal St., 502 Regal St, Houston, TX, 77034
108	9414814902809335247951	Case 202124227	Isabel C. Donias (In Rem Only), 502 Regal St., 502 Regal St, Houston, TX, 77034
109	9414814902809335248736	Case 202124233 NT	Pamela Fern Allwin, NKA Pamela Fern Vargas, 10506 Golden Meadow Dr, Nka Pamela Fern Vargas, Houston, TX, 77064
110	9414814902809335247968	Case 202124345	Calvin David Schnur, 5546 Turtle Creek Rd., 5546 Turtle Creek Rd, Houston, TX, 77017
111	9414814902809335248101	Case 202124345	Zions Bancorporation, National Asso, Association (In Rem Only), S Main St. Ste 200, A. Scott Anderson, Association In Rem Only, Salt Lake City, UT, 84133
112	9414814902809335248743	Case 202129440 NT	Armando Alejandre, 7306 Laura Koppe Rd., 7306 Laura Koppe Rd, Houston, TX, 77028
113	9414814902809335248750	Case 202129440 NT	Carolina Alejandre, 7306 Laura Koppe Rd., 7306 Laura Koppe Rd, Houston, TX, 77028
114	9414814902809335248767	Case 202129440 NT	Pablo Noyola (In Rem Only), 7413 Laura Koppe Rd., 7413 Laura Koppe Rd, Houston, TX, 77028
115	9414814902809335248774	Case 202129440 NT	Maria Cruz Llanas (In Rem Only), 8111 Bertwood St., 8111 Bertwood St, Houston, TX, 77016
116	9414814902809335248781	Case 202129687 NT	Pameula Reynolds, 11806 Chanteloup Dr., 11806 Chanteloup Dr, Houston, TX, 77047
117	9414814902809335248798	Case 202129687 NT	Mynde S. Eisen, Law Office of Mynde S. Eisen, P.C., 6546 Greatwood Pkwy Ste C, Law Office Of Mynde S. Eisen, P.C., Sugar Land, TX, 77479
118	9414814902809335248804	Case 202130919 NT	Juan Carlos Ramirez Sanchez, AKA Juan Carlos Ramirez, 1223 Rebecca Ln, Aka Juan Carlos Ramirez, Humble, TX, 77338
119	9414814902809335247975	Case 202131026	Kelly Craig Townsend, 517 Rice Hope Dr., 517 Rice Hope Dr, Mount Pleasant, SC, 29464
120	9414814902809335247982	Case 202146289	Enrique Sanchez, 14435 Insley St., 14435 Insley St, Houston, TX, 77045
121	9414814902809335247999	Case 202146289	Becky E. Maldonado, 14435 Insley St., 14435 Insley St, Houston, TX, 77045
122	9414814902809335248002	Case 202148125	Maria Elsa Sifuentes, 606 Charles Rd., 606 Charles Rd, Houston, TX, 77076
123	9414814902809335248811	Case 202154459 NT	Jose Silva, 10305 Wiggins St, 10305 Wiggins St, Houston, TX, 77029
124	9414814902809335248828	Case 202154459 NT	Maria E. Silva, AKA Maria Elena Garcia, 10146 Norvic St, Served At Constable's Office, AKA Maria Elena Garcia, Houston, TX, 77029
125	9414814902809335248835	Case 202154459 NT	Travis Colbrunn, Kohm & Associates, P.C., 1717 W 6th St Ste 370, Kohm Associates, P.C., Austin, TX, 78703
126	9414814902809335248842	Case 202154459 NT	Propel Financial Services, LLC as T, Trust 2017-1 (In Rem Only), 112 E Pecan St Ste 2810, Kohm Associates, P.C, Trust 2017-1 In Rem Only, San Antonio, TX, 78205
127	9414814902809335248019	Case 202160019	Maria Ana Alfaro, 8627 Belle Park Dr., 8627 Belle Park Dr, Houston, TX, 77099
128	9414814902809335248026	Case 202160019	Perdue, Brandon, Fielder, Collins &, 1235 N. Loop West, Suite 600, 1235 North Loop W Ste 600, Houston, TX, 77008
129	9414814902809335248033	Case 202163463	Mahboubah Lahijani, 7 Beaver Tail Pt., 7 Beaver Tail Pt, Houston, TX, 77024
130	9414814902809335248040	Case 202163463	Kafi, Inc. (In Rem Only), P. J. Maadani, 6430 Richmond Ave # 480, President, P. J. Maadani, Houston, TX, 77057
131	9414814902809335248057	Case 202163535	Angel S Partnership, Burke Spiller, 3333 Allen Pkwy Unit 2302, Aka Edward Burke Spiller, Burke Spiller, Houston, TX, 77019
132	9414814902809335248064	Case 202163567	Gregory Alexis Zureich, 14643 Claycroft Ct., 14643 Claycroft Ct, Cypress, TX, 77429

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of reciving employee)
134		