

ENTERED L.H.  
VERIFIED \_\_\_\_\_

TR# 73701002

P-38

ORDER OF SALE IN TAX SUIT

THE STATE OF TEXAS

TO: ANY SHERIFF OR ANY CONSTABLE WITHIN THE STATE OF TEXAS, GREETING:

WHEREAS, in the suit set forth below, Plaintiff, recovered a judgment of foreclosure on delinquent taxes, penalties, interest, costs and expenses of suit and sale, in those amounts and on the date as shown and fully set forth in such judgment, a copy of which is attached hereto and incorporated by reference;

WHEREAS, the Judgment constituted a foreclosure of the lien for taxes due to the Plaintiff upon the property described in such Judgment;

WHEREAS, the suit on which the Judgment is based is identified as follows, such judgment also providing for the recovery of all court costs and expenses of suit as shown: Cause No. 201916773, KLEIN INDEPENDENT SCHOOL DISTRICT vs. LENNART CUMMING MORANDER, ET AL.. See attached true and correct copy of judgment signed on 24th day of June, 2019 recorded in Volume and Page Number and/or Image No. 85904194 of the Minutes of the District Court, for the following matter; a) taxes, penalties, interest, attorney fees, abstractors' fees, attorney ad litem fees and Tax Master fee recovered by said judgment; b) description of the property foreclosed by said judgment; and c) the adjudged market value of said property as fixed in the judgment, all of which matters are incorporated herein by reference. Also see attached Bill of Costs, same being incorporated herein by reference.

THEREFORE, WITH RESPECT TO THE JUDGMENT OF PLAINTIFF(S) AND/OR INTERVENORS, YOU ARE HEREBY COMMANDED to proceed to seize, levy upon, and advertise for sale under Execution the property described in said judgment and sell the same to the highest bidder (hereinafter called "Purchaser") for cash, pursuant to Sections 34.01 and 33.50 of the Texas Property Tax Code. It is further specified herein that the property may be sold to a taxing unit that is party to the suit or to 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 value of the property as stated in the judgment or the aggregate amount of the judgments against the property, whichever is less. You are further commanded that the property may not be sold to a person owning an interest in the property or to a person who is a party to the suit other than a taxing unit unless (1) that person is the highest bidder at the tax sale, and (2) the amount bid by that person is equal to or greater than the aggregate amount of the judgment against the property, including all costs of the suit and sale. You are further commanded to make such sale subject to the right of the Defendant(s) to redeem the property pursuant to Section 34.21 of the Texas Property Tax Code; and, further, you are commanded to make to the Purchaser, or the Purchaser's designee, your Deed thereto, subject to said right of redemption. You are further commanded to place the Purchaser, or the Purchaser's designee, in possession of the property so sold in accordance with the provisions of said Judgment, attached hereto.

You are commanded to apply the proceeds of such sale to the payment of the judgment of Plaintiff, plus the interest, penalties, costs and expenses of suit, and attorney's fees as set out in said judgment, and further, there be, shall be paid to the Clerk of the District Court to be retained by said Clerk, subject to the order of said Court, in accordance with the statutes of the State of Texas.

HEREIN FAIL NOT, and make due return of this Writ within 180 days from the issuance hereof, with your endorsement thereon showing how you have executed the same.

ISSUED UNDER MY HAND and seal of Office at HOUSTON, Texas on December 3, 2019.

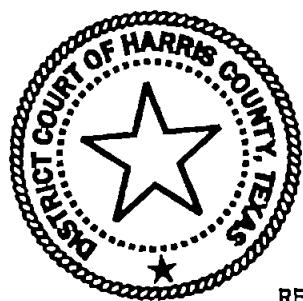
Issued at the request of:  
Jason L. Bailey  
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.  
1235 North Loop West  
Suite 600  
Houston, TX 77008

Marilyn Burgess, District Clerk, District Clerk  
HARRIS County, Texas

By:   
Deputy

Christopher Dilworth

**FILED**  
Marilyn Burgess  
District Clerk  
FEB 27 2020  
Harris County, Texas  
Mail Processing Clerk



2020 JAN 16 PM 1:10

RECEIVED  
MANA FERNAN  
CONSTABLE #4  
HARRIS CO. TEXAS

RECORDER'S MEMORANDUM  
This instrument is of poor quality  
at the time of imaging.

5/31

# Constable's Order Of Sale In Tax Suits Return

Sale Cancelled, Constable Fee and Publication Fee Due

Harris County Constable Precinct 4 Record Number: 237

Date: 2/25/2020

Cause Number: 2019-16773

Court: 295th Judicial District Court, Harris County, Texas

*Klein Independent School District*

VS

*Lennart Cumming Morander, et al*

Came to hand on 1/16/2020 at 1:10:00 PM and having levied on the 16th day of January, 2020 on the following property per the attached Order of Sale; UNIT 305 BLDG C .02289 INT COMMON LAND & ELE WIMBLEDON PINES CONDO; UNIT 404 BLDG D .02289 INT COMMON LAND & ELE WIMBLEDON PINES CONDO; UNIT 505 BLDG E .02289 INT COMMON LAND & ELE WIMBLEDON PINES CONDO

A Notice of Sale was posted, published and mailed within the time prescribed by law stating that a Constable's Sale, on the above listed property, would be held on 3rd day of March, 2020 The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045 between the hours of ten o'clock am and four o'clock pm. Prior to the sale, the Plaintiff's Attorney cancelled the sale. Return to Court, Constable Costs, and Publication Fee Due.

Constable's Fee \$ 450

Fee Paid

**Mark Herman, Constable**

Harris County Precinct 4

330 Meadowfern Dr, 2nd Floor

Houston, Texas 77067

by: J. JOHNSON

Sgt. J. Johnson #04186

Unofficial Copy Office of Marilyn Burgess District Clerk

**FILED**  
Marilyn Burgess  
District Clerk

FEB 27 2020  
Time: 5:00 PM  
Harris County, Texas

BY: J. Br  
Mail Processing Clerk



MARILYN BURGESS  
DISTRICT CLERK

STATEMENT OF ACCRUED COSTS/FEEES

THIS IS NOT A BILL

KLEIN INDEPENDENT SCHOOL DISTRICT vs MORANDER, LENNART CURTIS

**FILED**  
Marilyn Burgess  
District Clerk  
FEB 27 2020  
Harris County, Texas  
BY: [Signature] Mail Processing Clerk

PBFCM - HOUSTON  
1235 NORTH LOOP WEST 600  
HOUSTON, TX 77008

Issued at the Request of PBFCM - HOUSTON

Case No. 7 - 201916773

Court 295

Judgment Date 6/24/2019

DATE	RCT/INV	ASSESSED TO/COLLECTED FROM	TYPE	ITEM DESCRIPTION	FEES/COSTS	PAID
11/27/2019	854471	PBFCM - HOUSTON	ASMT	WRIT	\$8.00	\$0.00
11/27/2019	854471	PBFCM - HOUSTON	ASMT	CONST-TAX SALE OR WARRANT	\$450.00	\$0.00
8/14/2019	839509	PBFCM - HOUSTON	ASMT	CONST-TAX SALE OR WARRANT	\$0.00	\$0.00
8/14/2019	839509	PBFCM - HOUSTON	ASMT	ORDER OF SALE	\$8.00	\$0.00
8/14/2019	839509	PBFCM - HOUSTON	ASMT	ELECTRONIC FILING FEE - DCO	\$2.00	\$0.00
5/31/2019	785882	PBFCM - HOUSTON	ASMT	ELECTRONIC FILING FEE - DCO	\$2.00	\$0.00
5/20/2019	822594	PBFCM - HOUSTON	ASMT	ELECTRONIC FILING FEE - DCO	\$2.00	\$0.00
5/9/2019	789625	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	Counter Claim/X Action/Intervenor Party	\$15.00	\$0.00
5/9/2019	789625	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	JUDICIAL AND COURT PERSONNEL	\$5.00	\$0.00
5/9/2019	789625	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	DISTRICT COURT RECORDS ARCHIVE	\$10.00	\$0.00
5/9/2019	789625	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	ELECTRONIC FILING FEE - STATE	\$30.00	\$0.00
5/9/2019	789625	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	ELECTRONIC FILING FEE - DCO	\$2.00	\$0.00
5/9/2019	789625	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	RECORD PRESERVATION FEE	\$5.00	\$0.00
5/9/2019	789625	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	SECURITY FEE	\$1.00	\$0.00
5/9/2019	789625	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	DIST CLK RECORDS MGMT / PRES FEE	\$5.00	\$0.00
5/9/2019	789625	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	LEGAL SRVCS FEE-CIVIL/DIST	\$10.00	\$0.00
5/7/2019	802190	PBFCM - HOUSTON	ASMT	ELECTRONIC FILING FEE - DCO	\$2.00	\$0.00
4/1/2019	796942	PBFCM - HOUSTON	ASMT	ELECTRONIC FILING FEE - DCO	\$2.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	JUDICIAL AND COURT PERSONNEL	\$5.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	SECURITY SERVICE FEE	\$5.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	FILING NEW CASE	\$50.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	CITATION WITH 1 COPY	\$24.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	DISTRICT COURT RECORDS ARCHIVE	\$10.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	DIGITAL REC PRESERVATION FEE	\$10.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	ELECTRONIC FILING FEE - STATE	\$30.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	SUPPORT OF JUDICIARY FEE	\$42.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	JUDICIAL FILING FEE - CIVIL	\$50.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	LEGAL SRVCS FEE-CIVIL/DIST	\$10.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	DIST CLK RECORDS MGMT / PRES FEE	\$5.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	RBCRD PRESERVATION FEE	\$5.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	SERVICE COPIES	\$3.75	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	CONST-PERSONAL SERVICE	\$150.00	\$0.00
3/7/2019	759189	PBFCM - HOUSTON	ASMT	ELECTRONIC FILING FEE - DCO	\$2.00	\$0.00
3/7/2019	759190	PBFCM - HOUSTON	ASMT	JUDGE SHARON MCCALLY - TAX	\$50.00	\$0.00
TOTAL ALL FEES.					\$1,010.75	\$0.00
BALANCE DUE ALL FEES:						\$1,010.75

Summary	Costs	Paid	Due
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - P HOUSTON	\$83.00	\$0.00	\$83.00
PBFCM - HOUSTON P	\$927.75	\$0.00	\$927.75
<b>Statement Totals:</b>	<b>\$1,010.75</b>	<b>\$0.00</b>	<b>\$1,010.75</b>

MARILYN BURGESS Prepared by: CHRISTOPHER DILWORTH

[Signature]  
DEPUTY.  
(832) - 927-5740  
12/3/2019

AD LITEM FEE:  
PAYABLE TO:  
Plaintiff's Recoverable Costs: \$983.00  
MONEY DUE to MARILYN BURGESS DISTRICT CLERK \$1,010.75

4.29  
5  
SMLPX  
SensX

NO. 201916773  
KLEIN INDEPENDENT SCHOOL DISTRICT § IN THE DISTRICT COURT OF  
VS. § HARRIS COUNTY, TEXAS  
LENNART CUMMING MORANDER, ET AL. § 295TH JUDICIAL DISTRICT

FINAL JUDGMENT

On the 3rd day of June, 2019, this cause being called in its regular order, came the Plaintiff Taxing Units(s) whether Plaintiff(s), Intervenor(s) or Impleaded Plaintiff(s), as follows:

KLEIN INDEPENDENT SCHOOL DISTRICT (KLEIN ISD)

CYPRESS-KLEIN UTILITY DISTRICT (CYPRESS-KLEIN UD)

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

LONE STAR COLLEGE DISTRICT (LSCS)

HARRIS COUNTY EMERGENCY SERVICE DISTRICT # 11 (HC ESD #11)

HARRIS COUNTY EMERGENCY SERVICE DISTRICT # 16 (HC ESD #16)

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:

2-1  
LENNART CUMMING MORANDER, though duly served with process failed to appear and answer in this suit, and wholly made default.

4-1  
REBECCA L. COFFMAN, though duly served with process failed to appear and answer in this suit, and wholly made default.

5-1  
WELLS FARGO BANK, NA, IN REM ONLY, though duly served with process failed to appear and answer in this suit, 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 the Plaintiff Taxing Unit(s) shall not be granted any monetary relief against any defendant identified above IN REM ONLY.

IT IS ORDERED that the Plaintiff Taxing Unit(s) recover of and from the Defendant(s), as

FILED  
Marilyn Burgess  
District Clerk  
JUN - 3 2019  
11:00 AM  
Harris County, Texas  
Deputy

RECORDER'S MEMORANDUM  
This instrument is of poor quality  
at the time of imaging

CAUSE NO. 201916773  
Page 1 of 7

For Official Governmental Use Only - Do Not Disseminate to the Public: 85904194 - Page 1 of 29

indicated above, the total sum of money set out below, which claims are secured by tax liens against the property described as follows:

TRACT 1: CONDOMINIUM UNIT NO. 404, BUILDING D, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN INDIVIDED INTEREST IN THE GENEREAL COMMON ELEMENTS, LOCATED IN AND BEING PART OF WIMBLEDON PINES CONDOMINIUM, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF WIMBLEDON PINES CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT AND, BY LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 98, PAGE 141, VOLUME 103, PAGE 42 AND IN VOLUME 103, PAGE 51, ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

Account: 1144060040004 Adjudged Market Value: \$41,875.00

TRACT 2: CONDOMINIUM UNIT NO. 202, INCLUDING THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, LOCATED IN BUILDING "B", TOGETHER WITH THE LIMITED COMMON ELEMENTS, INCLUDING BUT NOT LIMITED TO, PARKING SPACE NO. 16, AND AN UNDIVIDED 1.5183702 % OWNERSHIP IN AND TO THE GENERAL COMMON ELEMENTS APPURTENANT THERETO, WIMBLEDON PINES CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 98, PAGE 141, VOLUME 103, PAGE 42 AND IN VOLUME 103, PAGE 51, ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

Account: 1144060020002 Adjudged Market Value: \$28,653.00

TRACT 3: CONDOMINIUM UNIT NO. 305, BUILDING 'C' AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS, APPURTENANT THERETO TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF WIMBLEDON PINES CONDOMINIUMS A CONDOMINIUM PROJECT IN THE CITY OF SPRING, HARRIS COUNTY, TEXAS AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF WIMBLEDON PINES CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 98, PAGE 141, VOLUME 103, PAGE 42, AND VOLUME 103, PAGE 51 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

Account: 1144060030005 Adjudged Market Value: \$41,875.00

TRACT 4: THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED FRATIONAL INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF WIMBLEDON PINES A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATE, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR WIMBLEDON PINES CONDOMINIUM, TOGETHER WITH THE SURVEY PLATS, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 98 PAGE 141, AND AMENDED IN VOLUME 103, PAGE 42 AND VOLUME 103 PAGE 51, ET SEQ. OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TO-WIT; THAT PART OF WIMBLEDON PINES CONDOMINIUM BEING CONDOMINIUM UNIT NO. 505, IN BUILDING "E" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF: THAT PART OF THE LIMITED COMMON ELEMENTS OF WIMBLEDON PINES CONDOMINIUM, BEING PARKING SPACE(S) NO(S), 40 AND 76, TOGETHER WITH THE SPACE ENCOMPASSED BY THE

BOUNDARIES THEREOF, AND, AN UNDIVIDED 2.2891332 % OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS WIMBLEDON PINES CONDOMINIUM, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

Account: 1144060050005

Adjudged Market Value: \$41,875.00

**TRACT 1**

	Tax Years	Delinquent Base Tax	Penalty & Interest	33.48 Atty's Fee	Title Research	Total
KLEIN ISD	2017	\$1,129.84	\$619.15	\$0.00	<del>\$7,000.00</del> 50.	\$2,748.99
CYPRESS-KLEIN UD	2017-2018	\$136.64	\$64.02	\$0.00	\$0.00	\$200.66
HARRIS COUNTY	2018	\$265.98	\$39.91	\$45.90	\$0.00	\$351.79
LSCS	2018	\$45.14	\$6.77	\$7.79	\$0.00	\$59.70
HC ESD # 11	2018	\$15.10	\$2.27	\$2.61	\$0.00	\$19.98
HC ESD # 16	2018	\$20.76	\$3.11	\$3.58	\$0.00	\$27.45

**TRACT 2**

	Tax Years	Delinquent Base Tax	Penalty & Interest	33.48 Atty's Fee	Title Research	Total
KLEIN ISD	2018	\$409.74	\$132.14	\$0.00	\$0.00	\$541.88
CYPRESS-KLEIN UD	2018	\$32.95	\$10.63	\$0.00	\$0.00	\$43.58
HARRIS COUNTY	2018	\$182.00	\$27.30	\$31.40	\$0.00	\$240.70
LSCS	2018	\$30.89	\$4.63	\$5.33	\$0.00	\$40.85
HC ESD # 11	2018	\$10.33	\$1.55	\$1.78	\$0.00	\$13.66
HC ESD # 16	2018	\$14.20	\$2.13	\$2.45	\$0.00	\$18.78

**TRACT 3**

	Tax Years	Delinquent Base Tax	Penalty & Interest	33.48 Atty's Fee	Title Research	Total
KLEIN ISD	2017	\$1,129.84	\$619.15	\$0.00	\$0.00	\$1,748.99
CYPRESS-KLEIN UD	2017-2018	\$136.64	\$64.02	\$0.00	\$0.00	\$200.66
HARRIS COUNTY	2018	\$265.98	\$39.91	\$45.90	\$0.00	\$351.79
LSCS	2018	\$45.14	\$6.77	\$7.79	\$0.00	\$59.70
HC ESD # 11	2018	\$15.10	\$2.27	\$2.61	\$0.00	\$19.98
HC ESD # 16	2018	\$20.76	\$3.11	\$3.58	\$0.00	\$27.45

**TRACT 4**

	Tax Years	Delinquent Base Tax	Penalty & Interest	33.48 Atty's Fee	Title Research	Total
KLEIN ISD	2017	\$1,129.84	\$619.15	\$0.00	\$0.00	\$1,748.99
CYPRESS-KLEIN UD	2017-2018	\$136.64	\$64.02	\$0.00	\$0.00	\$200.66
HARRIS COUNTY	2018	\$265.98	\$39.91	\$45.90	\$0.00	\$351.79
LSCS	2018	\$45.14	\$6.77	\$7.79	\$0.00	\$59.70
HC ESD # 11	2018	\$15.10	\$2.27	\$2.61	\$0.00	\$19.98
HC ESD # 16	2018	\$20.76	\$3.11	\$3.58	\$0.00	\$27.45

IT IS THEREFORE 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 from the date of trial until paid or sold, plus all costs of court, for which

let execution issue.

IT IS ORDERED that certain cost incurred by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. as attorneys for certain Plaintiff Taxing Unit(s) in this matter for service of process and filing fees in the amount of \$90.99 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 SHARON MCCALLY, Tax Master, be awarded \$50.00 as a Tax Master Fee and that such amount be taxed as costs in this case.

IT IS ORDERED that Plaintiff Taxing Unit(s) are allowed all such writs and processes as may be necessary in the enforcement and collection of the judgment.

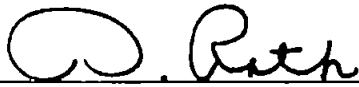
IT IS ORDERED that Plaintiff Taxing Unit(s) shall have foreclosure of said tax lien(s) on each of said tracts of land against the Defendant(s) or and person(s) claiming under said Defendant(s) by any right, title or interest acquired during the pendency of this suit. Further, said property is ORDERED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

IT IS ORDERED that the 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 on June 24, 2019.

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

APPROVED AS TO FORM AND SUBSTANCE:

APPROVED BY:

PERDUE, BRANDON, FIELDER,  
COLLINS & MOTT, L.L.P.

BY: R. Gregory East  
Email Address - PBFcm-Houston@pbfcm.com  
JASON L. BAILEY / SBOT # 00790253  
R. GREGORY EAST / SBOT # 24007138  
OTILIA R. GONZALES / SBOT # 24010360  
YOLANDA M. HUMPHREY / SBOT # 24009764  
LESLIE M. SCHKADE / SBOT # 24049813  
OWEN M. SONIK / SBOT # 18847250  
ELIZABETH WIEHLE-WANG / SBOT # 24075276  
1235 NORTH LOOP WEST, SUITE 600  
HOUSTON, TEXAS 77008  
(713) 862-1860 (713) 862-1429 FAX

LINEBARGER, GOGGAN, BLAIR  
& SAMPSON, LLP

BY: H. Stone  
PANKAJ R. PARMAR / SBOT #00792098  
HERBERT STONE / SBOT #24041980  
ANGELICA M. HERNANDEZ / SBOT #00797872  
DAMON D. EDWARDS / SBOT #24027156  
4828 LOOP CENTRAL DRIVE, STE 600  
HOUSTON, TEXAS 77081  
(713) 844-3400 (713) 844-3501 FAX

Unofficial Copy of Marilyn Burgess District Clerk



NO. 201916773

KLEIN INDEPENDENT SCHOOL DISTRICT	§	IN THE 295TH DISTRICT COURT
	§	
VS.	§	IN AND FOR
	§	
LENNART CUMMING MORANDER, ET AL.	§	HARRIS COUNTY, TEXAS

**CERTIFICATE OF LAST KNOWN MAILING ADDRESS**

The undersigned, as Attorney for the Plaintiff in the above numbered and entitled cause, does hereby certify that the last known mailing address of the party against whom judgment is taken is:

LENNART CUMMING MORANDER  
16214 SHREWSBURY CIR  
SPRING, TX 77379

REBECCA L. COFFMAN  
16214 SHREWSBURY CIR  
SPRING, TX 77379-7634

WELLS FARGO BANK, NA  
211 E. 7TH STREET, SUITE 620  
AUSTIN, TX 78701

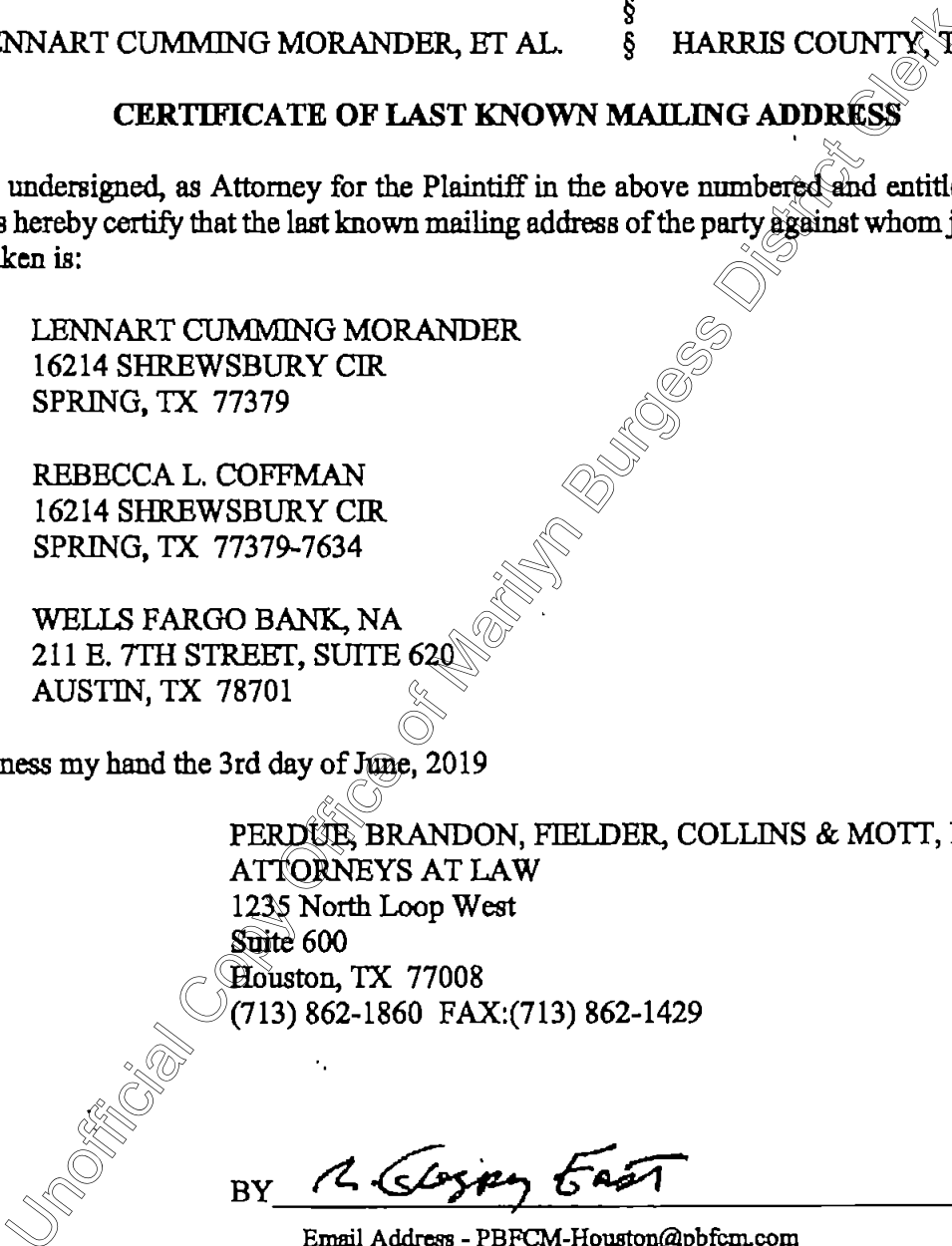
Witness my hand the 3rd day of June, 2019

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.  
ATTORNEYS AT LAW  
1235 North Loop West  
Suite 600  
Houston, TX 77008  
(713) 862-1860 FAX:(713) 862-1429

BY *R. Gregory East*

Email Address - PBFCM-Houston@pbfc.com  
JASON L. BAILEY / SBOT # 00790253  
R. GREGORY EAST / SBOT # 24007138  
OTILIA R. GONZALES / SBOT # 24010360  
YOLANDA M. HUMPHREY / SBOT # 24009764  
LESLIE M. SCHKADE / SBOT # 24049813  
OWEN M. SONIK / SBOT # 18847250  
ELIZABETH WIEHLE-WANG / SBOT # 24075276

File #: 190528



**CERTIFICATE OF SERVICE**

This instrument was served in accordance with Rule 21 and 21a of the Texas Rules of Civil

Procedure on this June 3, 2019.

*R. Gregory East*

Email Address - PBFCM-Houston@pbfc.com  
JASON L. BAILEY / SBOT # 00790253  
R. GREGORY EAST / SBOT # 24007138  
OTILIA R. GONZALES / SBOT # 24010360  
YOLANDA M. HUMPHREY / SBOT # 24009764  
LESLIE M. SCHKADE / SBOT # 24049813  
OWEN M. SONIK / SBOT # 18847250  
ELIZABETH WIEHLE-WANG / SBOT # 24075276

CC: LENNART CUMMING MORANDER – DEFENDANT  
16214 SHREWSBURY CIR  
SPRING, TX 77379  
DKey:1485-190528-1/ BY REGULAR MAIL

CC: REBECCA L. COFFMAN – DEFENDANT  
16214 SHREWSBURY CIR  
SPRING, TX 77379-7634  
DKey:1485-190528-2/ BY REGULAR MAIL

CC: WELLS FARGO BANK, NA – DEFENDANT  
211 E. 7TH STREET, SUITE 620  
AUSTIN, TX 78701  
DKey:1485-190528-3/ BY REGULAR MAIL

**CERTIFICATION OF DELINQUENT TAX RECORDS**

My name is Deborah H. Wehner. I am the Tax Assessor/Collector for the following tax units located in HARRIS County, Texas. I collect the property taxes for KLEIN INDEPENDENT SCHOOL DISTRICT, referred to below as "Tax Units".

I certify that the attached delinquent tax roll statement is a true and correct copy of the entries showing the property, its appraised value, and the amount of tax, penalties, and interest imposed on the property as such entries appear on the Tax Units' delinquent tax roll.

Signed this the 3 day of January, 2020.

Deborah H. Wehner, Tax Assessor/Collector for  
KLEIN INDEPENDENT SCHOOL DISTRICT

By Deborah H. Wehner  
 Tax Collector  Deputy

Unofficial Copy Office of Marilyn Burges District Clerk

# Tax Statement

## KLEIN INDEPENDENT SCHOOL DISTRICT

7200 Spring Cypress Road  
Spring, TX 77379  
Telephone: (832) 249-4740

MORANDER LENNART CUMMING  
16214 SHREWSBURY CIR  
SPRING, TX 77379

Taxpayer ID: 68829

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

Cause No: 201916773		Date Filed: 3/7/2019	
File No: 190528			
Style: KLEIN INDEPENDENT SCHOOL DISTRICT vs. LENNART CUMMING MORANDER, ET AL.			
Court: 295TH DISTRICT COURT		County: HARRIS	
Judgment Date: 6/24/2019	TW - Ordered:	Order Of Sale: 3/3/2020	
Non-Suit:	TW - Complete:		
Notice Of Dismissal:	Pre-Suit Letter: 2/26/2019		

Cause Number	Tax Year	Tax Due	P and I	Total Due
<b>KLEIN INDEPENDENT SCHOOL DISTRICT</b>				
Legal: UNIT 404 BLDG D .02289 INT COM MON LAND & ELE WIMBLEDON PINES CONDO				
GEO Code: 1144060040004 Client Property Code:				
201916773	2017	\$563.91	\$369.93	\$933.84
Property 1144060040004 Subtotal ->				\$933.84
<b>Legal: UNIT 305 BLDG C .02289 INT COM MON LAND &amp; ELE WIMBLEDON PINES CONDO</b>				
GEO Code: 1144060030005 Client Property Code:				
201916773	2017	\$1,129.84	\$741.18	\$1,871.02
Property 1144060030005 Subtotal ->				\$1,871.02
<b>Legal: UNIT 505 BLDG E .02289 INT COM MON LAND &amp; ELE WIMBLEDON PINES CONDO</b>				
GEO Code: 1144060050005 Client Property Code:				
201916773	2017	\$1,129.84	\$741.18	\$1,871.02
Property 1144060050005 Subtotal ->				\$1,871.02
<b>KLEIN INDEPENDENT SCHOOL DISTRICT TOTAL -&gt;</b>				<b>\$4,675.88</b>
<i>Total If Paid By 3/31/2020</i>				<b>\$4,675.88</b>

<b>Total if paid by Thursday, April 30, 2020</b>	<b>\$4,709.76</b>
<b>Total if paid by Sunday, May 31, 2020</b>	<b>\$4,743.64</b>

NO. 201916773

KLEIN INDEPENDENT SCHOOL  
DISTRICT

§ IN THE 295TH DISTRICT COURT

VS.

§ IN AND FOR

LENNART CUMMING MORANDER, ET  
AL.

§ HARRIS COUNTY, TEXAS

**CERTIFICATION OF DELINQUENT TAX RECORDS**

My name is Catherine Wheeler. I am the Tax Assessor - Collector for the following tax units located in HARRIS County, Texas. I collect the property taxes for CYPRESS-KLEIN UTILITY DISTRICT, referred to below as "Tax Units"

I certify that the attached delinquent tax roll statement is a true and correct copy of the entries showing the property, its appraised value, and the amount of tax, penalties, and interest imposed on the property as such entries appear on the Tax Units' delinquent tax roll.

Signed on December 9, 2019.



Catherine Wheeler, Tax Collector for  
CYPRESS-KLEIN UTILITY DISTRICT

By

Tax Collector

Deputy

Unofficial Copy Office of Marjorie Burgess District Clerk

# Tax Statement

MORANDER LENNART CUMMING  
 16214 SHREWSBURY CIR  
 SPRING, TX 77379

Taxpayer ID: 68829

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

Tax Year	Tax Due	P and I	Total Due
<b>CYPRESS-KLEIN UTILITY DISTRICT</b>			
Legal: UNIT 404 BLDG D .02289 INT COM MON LAND & ELE WIMBLEDON PINES CONDO			
GEO Code: 1144080040004 Client Property Code:			
2017	\$88.49	\$58.05	\$146.54
2018	\$48.15	\$24.65	\$72.80
Property 1144080040004 Subtotal ->			\$219.34
CYPRESS-KLEIN UTILITY DISTRICT TOTAL ->			\$219.34
<i>Total If Paid By 3/31/2020</i>			\$219.34
<b>Total If paid by Thursday, April 30, 2020</b>		<b>\$220.98</b>	
<b>Total If paid by Sunday, May 31, 2020</b>		<b>\$222.63</b>	

Unofficial Copy Office of Matly... District Clerk

# Tax Statement

MORANDER LENNART CUMMING  
 16214 SHREWSBURY CIR  
 SPRING, TX 77379

Taxpayer ID: 68829

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

Tax Year	Tax Due	P and I	Total Due
<b>CYPRESS-KLEIN UTILITY DISTRICT</b>			
Legal: UNIT 305 BLDG C .02289 INT COM MON LAND & ELE WIMBLEDON PINES CONDO			
GEO Code: 1144060030005 Client Property Code:			
2017	\$88.49	\$58.05	\$146.54
2018	\$48.15	\$24.65	\$72.80
Property 1144060030005 Subtotal ->			\$219.34
CYPRESS-KLEIN UTILITY DISTRICT TOTAL ->			\$219.34
<i>Total If Paid By 3/31/2020</i>			\$219.34
<b>Total if paid by Thursday, April 30, 2020</b>		<b>\$220.98</b>	
<b>Total if paid by Sunday, May 31, 2020</b>		<b>\$222.63</b>	

Unofficial Copy Office of Malvern Business District Clerk

# Tax Statement

MORANDER LENNART CUMMING  
 16214 SHREWSBURY CIR  
 SPRING, TX 77379

Taxpayer ID: 68829

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

Tax Year	Tax Due	P and I	Total Due
<b>CYPRESS-KLEIN UTILITY DISTRICT</b>			
Legal: UNIT 505 BLDG E .02289 INT COM MON LAND & ELE WIMBLEDON PINES CONDO			
GEO Code: 1144060050005 Client Property Code:			
2017	\$88.49	\$58.05	\$146.54
2018	\$48.15	\$24.65	\$72.80
Property 1144060050005 Subtotal ->			\$219.34
<b>CYPRESS-KLEIN UTILITY DISTRICT TOTAL -&gt;</b>			<b>\$219.34</b>
<i>Total If Paid By 3/31/2020</i>			<b>\$219.34</b>

<b>Total if paid by Thursday, April 30, 2020</b>	<b>\$220.98</b>
<b>Total if paid by Sunday, May 31, 2020</b>	<b>\$222.63</b>

Unofficial Copy Office of Matlym... District Clerk



**CERTIFIED DELINQUENT TAX STATEMENT**



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

**Certified Owner:**

**MORANDER JUDITH A**  
 2731 SPRING STUEBNER RD STE L  
 SPRING, TX 77389-4834

**Legal Description:**

UNIT 404 BLDG D  
 .02289 INT COMMON LAND & ELE  
 WIMBLEDON PINES CONDO

Account No: 114-406-004-0004      2019 Value: \$57,390      Legal Acres: .0000  
 APPR. DIST#: 1144060040004      Parcel Address: 16120 STUEBNER AIRLINE RD 40  
 As of Date: 03/03/2020      Cause No: 200865426 Judgment: 200861443 Judgn      Print Date: 12/17/2019      Printed By: ACANTU

Year	Tax Units	Base Tax Due	IF PAID BY END OF MONTH		IF PAID BY END OF MONTH		IF PAID BY END OF MONTH	
			MARCH 2020	APRIL 2020	MAY 2020			
			Penalties & Interest	Total	Penalties & Interest	Total	Penalties & Interest	Total
2018	40 41 42 43 44 45 635 666	\$346.98	\$177.67	\$524.65	\$181.84	\$528.82	\$185.99	\$532.97
<b>TOTAL AMOUNT DUE:</b>		<b>\$346.98</b>	<b>\$177.67</b>	<b>\$524.65</b>	<b>\$181.84</b>	<b>\$528.82</b>	<b>\$185.99</b>	<b>\$532.97</b>

**Tax Unit Codes:**

- 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    45 Lone Star College System    635 Emergency Service Dist #16 (Fire)
- 666 Emergency Service Dist #11 (E.M.S.)

*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.*

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE FOR THE PAYMENT OF THESE TAXES.

**Partial Statement: Other Years and Tax Units may be due**

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 17th day of December, 2019.



ANN HARRIS BENNETT  
 Tax Assessor-Collector  
 Harris County Texas

By: *A. Cantu*  
 Deputy

**CERTIFIED DELINQUENT TAX STATEMENT**



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

**Certified Owner:**

MORANDER JUDITH A  
2731 SPRING STUEBNER RD STE L  
SPRING, TX 77389-4834

**Legal Description:**

UNIT 404 BLDG D  
.02289 INT COMMON LAND & ELE  
WIMBLEDON PINES CONDO

Account No: 114-406-004-0004

2019 Value: \$57,390

Legal Acres: .0000

As of Date: 03/03/2020 Cause No: 200865426 Judgment 200861443 Judg

APPR. DIST#: 1144060040004

Parcel Address: 16120 STUEBNER AIRLINE RD 40

Totals by Tax Unit

Print Date: 12/17/2019 Printed By: ACANTU

Years	Tax Units	Base Tax Due	IF PAID BY END OF MONTH MARCH 2020		IF PAID BY END OF MONTH APRIL 2020		IF PAID BY END OF MONTH MAY 2020	
			Penalties & Interest	Total	Penalties & Interest	Total	Penalties & Interest	Total
2018	40	\$175.28	\$89.74	\$265.02	\$91.85	\$267.13	\$93.95	\$269.23
2018	41	\$12.05	\$6.17	\$18.22	\$6.31	\$18.36	\$6.45	\$18.50
2018	42	\$4.84	\$2.48	\$7.32	\$2.54	\$7.38	\$2.60	\$7.44
2018	43	\$71.64	\$36.68	\$108.32	\$37.54	\$109.18	\$38.40	\$110.04
2018	44	\$2.17	\$1.11	\$3.28	\$1.14	\$3.31	\$1.17	\$3.34
<b>CW Total 40 - 44</b>		<b>\$265.98</b>	<b>\$136.18</b>	<b>\$402.16</b>	<b>\$139.38</b>	<b>\$405.36</b>	<b>\$142.57</b>	<b>\$408.55</b>
2018	45	\$45.14	\$23.12	\$68.26	\$23.66	\$68.80	\$24.20	\$69.34
2018	635	\$20.76	\$10.63	\$31.39	\$10.88	\$31.64	\$11.12	\$31.88
2018	666	\$15.10	\$7.74	\$22.84	\$7.92	\$23.02	\$8.10	\$23.20
<b>TOTAL AMOUNT DUE:</b>		<b>\$346.98</b>	<b>\$177.67</b>	<b>\$524.65</b>	<b>\$181.84</b>	<b>\$528.82</b>	<b>\$185.99</b>	<b>\$532.97</b>

**Tax Unit Codes:**

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 45 Lone Star College System 635 Emergency Service Dist #16 (Fire)  
666 Emergency Service Dist #11 (E.M.S.)

**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.**

**IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE FOR THE PAYMENT OF THESE TAXES.**

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 17th day of December, 2019.



ANN HARRIS BENNETT  
Tax Assessor-Collector  
Harris County Texas

By: *A Cantu*  
Deputy

**CERTIFIED DELINQUENT TAX STATEMENT**



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

**Certified Owner:**

MORANDER LENNART C  
 2731 SPRING STUEBNER RD  
 SPRING, TX 77389-4826

**Legal Description:**

UNIT 305 BLDG C  
 .02289 INT COMMON LAND & ELE  
 WIMBLEDON PINES CONDO

Account No: **114-406-003-0005**      2019 Value: \$57,390  
 As of Date: 03/03/2020 Cause No: 201916773 Judgment      APPR. DIST#: 1144060030005

Legal Acres: .0000  
 Parcel Address: 16120 STUEBNER AIRLINE RD 30

Print Date: 12/17/2019 Printed By: ACANTU

**Totals by Tax Unit**

Years	Tax Units	Base Tax Due	IF PAID BY END OF MONTH MARCH 2020		IF PAID BY END OF MONTH APRIL 2020		IF PAID BY END OF MONTH MAY 2020	
			Penalties & Interest	Total	Penalties & Interest	Total	Penalties & Interest	Total
2018	40	\$175.28	\$89.74	\$265.02	\$91.85	\$267.13	\$93.95	\$269.23
2018	41	\$12.05	\$6.17	\$18.22	\$6.31	\$18.36	\$6.45	\$18.50
2018	42	\$4.84	\$2.48	\$7.32	\$2.54	\$7.38	\$2.60	\$7.44
2018	43	\$71.64	\$36.68	\$108.32	\$37.54	\$109.18	\$38.40	\$110.04
2018	44	\$2.17	\$1.11	\$3.28	\$1.14	\$3.31	\$1.17	\$3.34
<b>CW Total 40 - 44</b>		<b>\$265.98</b>	<b>\$136.18</b>	<b>\$402.16</b>	<b>\$139.38</b>	<b>\$405.36</b>	<b>\$142.57</b>	<b>\$408.55</b>
2018	45	\$45.14	\$23.12	\$68.26	\$23.66	\$68.80	\$24.20	\$69.34
2018	635	\$20.76	\$10.63	\$31.39	\$10.88	\$31.64	\$11.12	\$31.88
2018	666	\$15.10	\$7.74	\$22.84	\$7.92	\$23.02	\$8.10	\$23.20
<b>TOTAL AMOUNT DUE:</b>		<b>\$346.98</b>	<b>\$177.67</b>	<b>\$524.65</b>	<b>\$181.84</b>	<b>\$528.82</b>	<b>\$185.99</b>	<b>\$532.97</b>

**Tax Unit Codes:**

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 45 Lone Star College System 635 Emergency Service Dist #16 (Fire)  
 666 Emergency Service Dist #11 (E.M.S.)

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*IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE FOR THE PAYMENT OF THESE TAXES.*

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 17th day of December, 2019.



ANN HARRIS BENNETT  
 Tax Assessor-Collector  
 Harris County Texas

By: *A. Cantu*  
 Deputy

**CERTIFIED DELINQUENT TAX STATEMENT**



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

**Certified Owner:**  
 MORANDER LENNART C  
 2731 SPRING STUEBNER RD  
 SPRING, TX 77389-4826

**Legal Description:**  
 UNIT 305 BLDG C  
 .02289 INT COMMON LAND & ELE  
 WIMBLEDON PINES CONDO

Account No: 114-406-003-0005      2019 Value: \$57,390      Legal Acres: .0000  
 As of Date: 03/03/2020 Cause No: 201916773 Judgment      APPR. DIST#: 1144060030005      Parcel Address: 16120 STUEBNER AIRLINE RD 30  
 Totals by Tax Unit      Print Date: 12/17/2019 Printed By: ACANTU

Years	Tax Units	Base Tax Due	IF PAID BY END OF MONTH MARCH 2020		IF PAID BY END OF MONTH APRIL 2020		IF PAID BY END OF MONTH MAY 2020	
			Penalties & Interest	Total	Penalties & Interest	Total	Penalties & Interest	Total

**Partial Statement: Other Years and Tax Units may be due**

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 17th day of December, 2019.



ANN HARRIS BENNETT  
 Tax Assessor-Collector  
 Harris County Texas

By: *A. Cantu*  
 Deputy

**CERTIFIED DELINQUENT TAX STATEMENT**



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

**Certified Owner:**

**MORANDER LENNART  
2731 SPRING STUEBNER RD STE L  
SPRING, TX 77389-4834**

**Legal Description:**

**UNIT 505 BLDG E  
.02289 INT COMMON LAND & ELE  
WIMBLEDON PINES CONDO**

**Account No: 114-406-005-0005**

**2019 Value: \$57,390  
APPR. DIST#: 1144060050005**

**Legal Acres: .0000  
Parcel Address: 16120 STUEBNER AIRLINE RD 50**

**As of Date: 03/03/2020 Cause No: 201916773 Judgment**

**Print Date: 12/17/2019 Printed By: ACANTU**

Year	Tax Units	Base Tax Due	IF PAID BY END OF MONTH MARCH 2020		IF PAID BY END OF MONTH APRIL 2020		IF PAID BY END OF MONTH MAY 2020	
			Penalties & Interest	Total	Penalties & Interest	Total	Penalties & Interest	Total
2018	40 41 42 43 44 45 635 666	\$346.98	\$177.67	\$524.65	\$181.84	\$528.82	\$185.99	\$532.97
<b>TOTAL AMOUNT DUE:</b>		<b>\$346.98</b>	<b>\$177.67</b>	<b>\$524.65</b>	<b>\$181.84</b>	<b>\$528.82</b>	<b>\$185.99</b>	<b>\$532.97</b>

**Tax Unit Codes:**

- 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 45 Lone Star College System 635 Emergency Service Dist #16 (Fire)
- 666 Emergency Service Dist #11 (E.M.S)

**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.**

**IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE FOR THE PAYMENT OF THESE TAXES.**

**Partial Statement: Other Years and Tax Units may be due**

**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 17th day of December, 2019.**



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

By: *A. Cantor*  
Deputy

**CERTIFIED DELINQUENT TAX STATEMENT**



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

**Certified Owner:**  
**MORANDER LENNART**  
**2731 SPRING STUEBNER RD STE L**  
**SPRING, TX 77389-4834**

**Legal Description:**  
UNIT 505 BLDG E  
02289 INT COMMON LAND & ELE  
WIMBLEDON PINES CONDO

**Account No: 114-406-005-0005**      **2019 Value: \$57,390**      **Legal Acres: .0000**  
**As of Date: 03/03/2020 Cause No: 201916773 Judgment**      **APPR. DIST#: 1144060050005**      **Parcel Address: 16120 STUEBNER AIRLINE RD 50**  
**Totals by Tax Unit**      **Print Date: 12/17/2019 Printed By: ACANTU**

Years	Tax Units	Base Tax Due	IF PAID BY END OF MONTH MARCH 2020		IF PAID BY END OF MONTH APRIL 2020		IF PAID BY END OF MONTH MAY 2020	
			Penalties & Interest	Total	Penalties & Interest	Total	Penalties & Interest	Total
2018	40	\$175.28	\$89.74	\$265.02	\$91.85	\$267.13	\$93.95	\$269.23
2018	41	\$12.05	\$6.17	\$18.22	\$6.31	\$18.36	\$6.45	\$18.50
2018	42	\$4.84	\$2.48	\$7.32	\$2.54	\$7.38	\$2.60	\$7.44
2018	43	\$71.64	\$36.68	\$108.32	\$37.54	\$109.18	\$38.40	\$110.04
2018	44	\$2.17	\$1.11	\$3.28	\$1.14	\$3.31	\$1.17	\$3.34
<b>CW Total 40 - 44</b>		<b>\$265.98</b>	<b>\$136.18</b>	<b>\$402.16</b>	<b>\$139.38</b>	<b>\$405.36</b>	<b>\$142.57</b>	<b>\$408.55</b>
2018	45	\$45.14	\$23.12	\$68.26	\$23.66	\$68.80	\$24.20	\$69.34
2018	635	\$20.76	\$10.63	\$31.39	\$10.88	\$31.64	\$11.12	\$31.88
2018	666	\$15.10	\$7.74	\$22.84	\$7.92	\$23.02	\$8.10	\$23.20
<b>TOTAL AMOUNT DUE:</b>		<b>\$346.98</b>	<b>\$177.67</b>	<b>\$524.65</b>	<b>\$181.84</b>	<b>\$528.82</b>	<b>\$185.99</b>	<b>\$532.97</b>

**Tax Unit Codes:**  
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 45 Lone Star College System 635 Emergency Service Dist #16 (Fire)  
666 Emergency Service Dist #11 (E.M.S.)

**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.**

**IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE FOR THE PAYMENT OF THESE TAXES.**

**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 17th day of December, 2019.**



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

By: *A. Cantor*  
**Deputy**

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**1144060040004**

Tax Year: 2019



Owner and Property Information								
Owner Name & Mailing Address: <b>MORANDER JUDITH A                      2731 SPRING STUEBNER RD STE L                      SPRING TX 77389-4834</b>				Legal Description: <b>UNIT 404 BLDG D                      .02289 INT COMMON LAND &amp; ELE                      WIMBLEDON PINES CONDO</b>				
				Property Address: <b>16120 STUEBNER AIRLINE RD # 404                      SPRING TX 77379</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>1/2</sup>
A1 -- Condo - Townhouse (2+ stories)	1006 -- Condo Land	0 SF	1,103 SF	2746	17013	320 -- ISD 17 - Klein ISD	5068C	330R

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	06/28/2019	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	017	KLEIN ISD		Certified: 08/02/2019	1.430000	1.360000
	040	HARRIS COUNTY		Certified: 08/02/2019	0.418580	0.407130
	041	HARRIS CO FLOOD CNTRL		Certified: 08/02/2019	0.028770	0.027920
	042	PORT OF HOUSTON AUTHY		Certified: 08/02/2019	0.011550	0.010740
	043	HARRIS CO HOSP DIST		Certified: 08/02/2019	0.171080	0.165910
	044	HARRIS CO EDUC DEPT		Certified: 08/02/2019	0.005190	0.005000
	045	LONE STAR COLLEGE SYS		Certified: 08/02/2019	0.107800	0.107800
	151	CYPRESS KLEIN UD		Certified: 08/02/2019	0.115000	0.115000
	635	HC EMERG SRV DIST 16		Certified: 08/02/2019	0.049570	0.049500
666	HC EMERG SERV DIST 11		Certified: 08/02/2019	0.036060	0.034707	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's Information center at 13013 NW Freeway.**

Valuations			
Value as of January 1, 2018		Value as of January 1, 2019	
	Market	Appraised	
Land	7,956		Land
Improvement	33,919		Improvement
Total	41,875	41,875	Total
			57,390
			57,390

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1006 -- Condo Land	--	GR	0	1.00	1.00	1.00	--	1.00	0.00	0.00	0.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1980	Residential Condo	Condominium (Common Element)	Average	1,103 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Average
Grade Adjustment	C
Foundation Type	Slab
Heating / AC	Central Heat/AC
Exterior Wall	Frame / Concrete Blk
Physical Condition	Average
Element	Units
Room: Bedroom	2
Room: Total	6
Room: Full Bath	2

Building Areas	
Description	Area
BASE AREA PRI	476
OPEN FRAME PORCH PRI	37
ONE STORY FRAME PRI	114
BASE AREA UPR	476
ONE STORY FRAME UPR	37

Unofficial Copy Office of Marilyn Burgess District Clerk



HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 1144060030005

Tax Year: 2019



Owner and Property Information								
Owner Name & Mailing Address: <b>MORANDER LENNART C 2731 SPRING STUEBNER RD SPRING TX 77389-4826</b>				Legal Description: <b>UNIT 305 BLDG C .02289 INT COMMON LAND &amp; ELE WIMBLEDON PINES CONDO</b>				
				Property Address: <b>16120 STUEBNER AIRLINE RD # 305 SPRING TX 77379</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>1/2</sup>
A1 -- Condo - Townhouse (2+ stories)	1006 -- Condo Land	0 SF	1,103 SF	2746	17013	320 -- ISD 17 - Klein ISD	5068C	330R

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	06/28/2019	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	017	KLEIN ISD		Certified: 08/02/2019	1.430000	1.360000
	040	HARRIS COUNTY		Certified: 08/02/2019	0.418580	0.407130
	041	HARRIS CO FLOOD CNTRL		Certified: 08/02/2019	0.028770	0.027920
	042	PORT OF HOUSTON AUTHY		Certified: 08/02/2019	0.011550	0.010740
	043	HARRIS CO HOSP DIST		Certified: 08/02/2019	0.171080	0.165910
	044	HARRIS CO EDUC DEPT		Certified: 08/02/2019	0.005190	0.005000
	045	LONE STAR COLLEGE SYS		Certified: 08/02/2019	0.107800	0.107800
	151	CYPRESS KLEIN UD		Certified: 08/02/2019	0.115000	0.115000
	635	HC EMERG SRV DIST 16		Certified: 08/02/2019	0.049570	0.049500
	666	HC EMERG SERV DIST 11		Certified: 08/02/2019	0.036060	0.034707

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Valuations					
Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	7,956		Land	10,904	
Improvement	33,919		Improvement	46,486	
Total	41,875	41,875	Total	57,390	57,390

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1006 -- Condo Land	--	GR	0	1.00	1.00	1.00	--	1.00	0.00	0.00	0.00

Building							
Building	Year Built	Type	Style		Quality	Impr Sq Ft	Building Details
1	1980	Residential Condo	Condominium (Common Element)		Average	1,103 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Deslr / Util	Average
Grade Adjustment	C
Foundation Type	Slab
Heating / AC	Central Heat/AC
Exterior Wall	Frame / Concrete Blk
Physical Condition	Average
Element	Units
Room: Bedroom	2
Room: Total	6
Room: Full Bath	2

Building Areas	
Description	Area
BASE AREA PRI	476
OPEN FRAME PORCH PRI	37
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ONE STORY FRAME UPR	37

Unofficial Copy Office of Marilyn Burgess District Clerk

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 1144060050005

Tax Year: 2019



Owner and Property Information								
Owner Name & Mailing Address: <b>MORANDER LENNART 2731 SPRING STUEBNER RD STE L SPRING TX 77389-4834</b>				Legal Description: <b>UNIT 505 BLDG E .02289 INT COMMON LAND &amp; ELE WIMBLETON PINES CONDO</b>				
				Property Address: <b>16120 STUEBNER AIRLINE RD # 505 SPRING TX 77379</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>1/2</sup>
A1 -- Condo - Townhouse (2+ stories)	1006 -- Condo Land	0 SF	1,103 SF	2746	17013	320 -- ISD 17 - Klein ISD	5068C	330R

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	06/28/2019	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	017	KLEIN ISD		Certified: 08/02/2019	1.430000	1.360000
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	042	PORT OF HOUSTON AUTHY		Certified: 08/02/2019	0.011550	0.010740
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	045	LONE STAR COLLEGE SYS		Certified: 08/02/2019	0.107800	0.107800
	151	CYPRESS KLEIN UD		Certified: 08/02/2019	0.115000	0.115000
	635	HC EMERG SRV DIST 16		Certified: 08/02/2019	0.049570	0.049500
666	HC EMERG SERV DIST 11		Certified: 08/02/2019	0.036060	0.034707	

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			57,390

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1006 -- Condo Land	--	GR	0	1.00	1.00	1.00	--	1.00	0.00	0.00	0.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1980	Residential Condo	Condominium (Common Element)	Average	1,103 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the Inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Deslr / Util	Average
Grade Adjustment	C
Foundation Type	Slab
Heating / AC	Central Heat/AC
Exterior Wall	Frame / Concrete Blk
Physical Condition	Average
Element	Units
Room: Bedroom	2
Room: Total	6
Room: Full Bath	2

Building Areas	
Description	Area
BASE AREA PRI	476
OPEN FRAME PORCH PRI	37
ONE STORY FRAME PRI	114
BASE AREA UPR	476
ONE STORY FRAME UPR	37

Unofficial Copy Office of Marilyn Burgess District Clerk

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.

ATTORNEYS AT LAW  
1235 North Loop West  
Suite 600  
Houston TX 77008  
(713) 862-1860 FAX:(713) 862-1429

December 26, 2019

Constable Mark Herman  
Precinct 4, HARRIS County  
330 Meadowfern Drive  
Houston, TX 77067

Re: Cause No. 201916773; *KLEIN INDEPENDENT SCHOOL DISTRICT vs. LENNART CUMMING MORANDER, ET AL.*

Enclosed please find an order of sale in regard to the above referenced case. Request is made that this case be set for sale on the next available tax sale date.

**Attached please find a tax sale worksheet reflecting the amounts due for each entity as reflected on the attached certified tax statements. Any entities not provided for in the bid sheet are either paid in full or disclaimed their interest.**

The name(s) and address (es) of the defendant(s) or the attorney for the defendant(s) is/are:

Lennart Cumming Morander  
16214 Shrewsbury Cir  
Spring, TX 77379

Rebecca L. Coffman  
16214 Shrewsbury Cir  
Spring, TX 77379-7634

Wells Fargo Bank, NA  
211 E. 7Th Street, Suite 620  
Austin, TX 78701

Lennart Morander  
2731 Spring Stuebner Rd, Ste. L  
Spring, TX 77389

Judith A. Morander  
2731 Spring Stuebner Rd.  
Spring, TX 77389

Judith A. Morander -or-  
Current Occupant  
16120 Stuebner Airline Rd, #404  
Spring, TX 77379

Judith A. Morander -or-  
Current Occupant  
16120 Stuebner Airline Rd, #404  
Spring, TX 77379

Lennart Morander -or-  
Current Occupant  
16120 Stuebner Airline Rd, #505  
Spring, TX 77379

Lennart C. Morander -or-  
Current Occupant  
16120 Stuebner Airline Rd, #305  
Spring, TX 77379

Please send a copy of the notice of sale to the undersigned as well as to all intervenors. If you have any questions, please do not hesitate to call. Thank you for your kind assistance in this regard.

Very truly yours,

*James Hynson*  
Legal Assistant

**OFFICE OF CONSTABLE  
HARRIS COUNTY, TEXAS  
PRECINCT 4**

Attention Taxpayers/Defendants & Attorneys:

9489 0090 0027 6173 1042 06 Lennart Cumming Morander 16214 Shrewsbury Cir Spring, TX 77379	9489 0090 0027 6173 1041 90 Rebecca L. Coffman 16214 Shrewsbury Cir Spring, TX 77379-7634	9489 0090 0027 6173 1041 90 Wells Fargo Bank, NA 211 E. 7Th Street, Suite 620 Austin, TX 78701
9489 0090 0027 6173 1042 13 Lennart Morander 2731 Spring Stuebner Rd, Ste. L Spring, TX 77389	9489 0090 0027 6173 1042 20 Judith A. Morander 2731 Spring Stuebner Rd. Spring, TX 77389	9489 0090 0027 6173 1042 20 Judith A. Morander -or- Current Occupant 16120 Stuebner Airline Rd, #404 Spring, TX 77379
9489 0090 0027 6173 1042 44 Judith A. Morander -or- Current Occupant 16120 Stuebner Airline Rd, #404 Spring, TX 77379	9489 0090 0027 6173 1042 44 Lennart Morander -or- Current Occupant 16120 Stuebner Airline Rd, #505 Spring, TX 77379	9489 0090 0027 6173 1041 83 Lennart C. Morander -or- Current Occupant 16120 Stuebner Airline Rd, #305 Spring, TX 77379

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

Re: Suit No. 201916773

Style of the Case: *KLEIN INDEPENDENT SCHOOL DISTRICT vs. LENNART CUMMING MORANDER; ET AL.*

Property Address: 16120 STUEBNER AIRLINE RD 305, SPRING, TX 77379  
16120 STUEBNER AIRLINE RD, #404, SPRING, TX 77379  
16120 STUEBNER AIRLINE RD, #505, SPRING, TX 77379  
Tax Account No.: 1144060030005; 1144060040004; 1144060050005  
Sale Date: March 3, 2020

Please find enclosed a Notice of Sale scheduled for publication listing the above referenced property for sale pursuant to a judgment taken in the above lawsuit. The above property will be sold for taxes on the sale date noted above to the highest bidder.

In order to prevent or cancel this sale, you must contact the undersigned Constable at (832) 927-6139 for the judgment payoff. Only payment in full of all amounts due under the judgment, and all cost of sale, by cash or cashier's check will cancel the sale. Partial payment or payment of only one taxing entity's taxes will not cancel the sale. Payment of the judgment amount will not satisfy post-judgment delinquencies, if any.

Sincerely,

Constable Mark Herman  
Precinct 4, Harris County, Texas

By: Writ Department

Enclosure: Notice of Sale

**CONSTABLE MARK HERMAN**  
Pct# 4 Harris County  
330 Meadowfern Dr., 2<sup>nd</sup> Floor  
Houston, TX 77067

**MARK HERMAN, CONSTABLE**  
 PRECINCT NO. 4, HARRIS COUNTY  
 6831 Cypresswood Drive  
 Spring, Texas 77379-7706



9489 0090 0027 6173 1042 13



- Not Deliverable As Addressed
- Unable To Forward
- Insufficient Address
- Mailed, Left No Address
- Declined
- Refused
- Attempted - Not Known
- No Such Street
- Number Vacant
- Illegible
- No Mail Receptacle
- Box Closed - No Order
- Returned For Better Address
- Postage Due

8906  
 Not 1-27-2020

201916773  
 Lennart Morander  
 2731 Spring Stuebner Rd, Ste. L  
 Spring, TX 77389 P.U.S. 313

NIXIE 773 CE 1 7202/19/20  
 RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

UNCL  
 BC: 77379770699 \*0833-05625-24-42  
 77379770699

**MARK HERMAN, CONSTABLE**  
 PRECINCT NO. 4, HARRIS COUNTY  
 6831 Cypresswood Drive  
 Spring, Texas 77379-7706



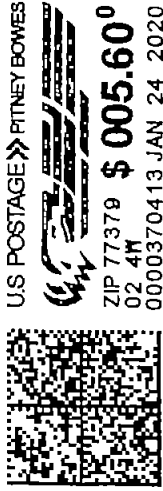
- Not Deliverable As Addressed
- Unable To Forward
- Insufficient Address
- Mailed, Left No Address
- Declined
- Refused
- Attempted - Not Known
- No Such Street
- Number Vacant
- Illegible
- No Mail Receptacle
- Box Closed - No Order
- Returned For Better Address
- Postage Due

8906  
 Not 1-27-2020

201916773  
 Judith A. Morander  
 2731 Spring Stuebner Rd.  
 Spring, TX 77389 P.U.S. 313

UNCL  
 BC: 77379770699 \*0833-05625-24-42  
 77379770699

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD



U.S. POSTAGE PITNEY BOWES  
 ZIP 77379 \$005.60  
 02 4M  
 0000370413 JAN 24 2020



U.S. POSTAGE PITNEY BOWES  
 ZIP 77379 \$005.60  
 02 4M  
 0000370413 JAN 24 2020



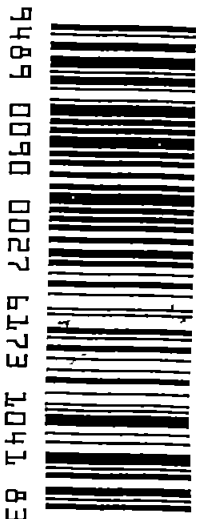
9489 0090 0027 6173 1042 20

CERTIFIED MAIL

Official Copy Office of the Business District Clerk

**MARK HERMAN, CONSTABLE**

PRECINCT NO. 4, HARRIS COUNTY  
8831 Cypresswood Drive  
Spring, Texas 77379-7708



9489 0090 0027 6173 1041 83



U.S. POSTAGE  
PTNEY BOWES  
ZIP 77379 \$ 005.60<sup>0</sup>  
02 4M  
0000370413 JAN 24 2020

773 DE 1

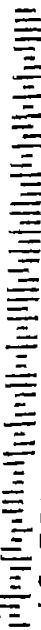
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

0002/10/20

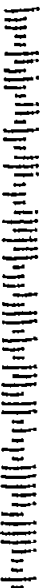
201916773  
Lennart C. Morander -or-  
Current Occupant  
16120 Stuebner Airline Rd, #305  
Spring, TX 77379 P4, S, U 3B

BC: 77379770699

\*0833-05631-24-42



773797706  
773797323 0047



**MARK HERMAN, CONSTABLE**

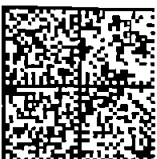
PRECINCT NO. 4, HARRIS COUNTY  
8831 Cypresswood Drive  
Spring, Texas 77379-7708

**CERTIFIED MAIL**



9489 0090 0027 6173 1042 44

219 10 00 00 79 15



U.S. POSTAGE  
PTNEY BOWES  
ZIP 77379 \$ 005.60<sup>0</sup>  
02 4M  
0000370413 JAN 24 2020

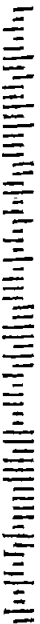
773 DE 1

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

0002/10/20

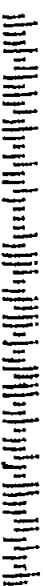
BC: 77379770699

\*0833-05628-24-42



ANK

773797706  
773797323 0047



201916773  
Lennart Morander -or-  
Current Occupant  
16120 Stuebner Airline Rd, #505  
Spring, TX 77379 P4, S, U 3B

Official Copy



**CERTIFIED MAIL**

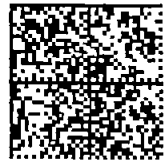
**MARK HERMAN, CONSTABLE**

PRECINCT NO. 4, HARRIS COUNTY  
8831 Cypresswood Drive  
Spring, Texas 77379-7706



9489 0090 0027 6173 1042 37

Jan 24 8:00 PM, Oct 2016  
Pitney Bowes



U.S. POSTAGE >> PITNEY BOWES  
ZIP 77379 \$ 005.60<sup>0</sup>  
02 4M  
0000370413 JAN 24 2020

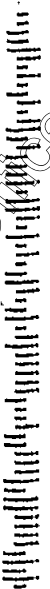
INXIE 773 DE 1 / 0002/10/20

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 77379770699 \* 0833 - 05627 - 24 - 42

201916773  
Judith A. Morander -or-  
Current Occupant  
16120 Shuebner Airline Rd, #404  
Spring, TX 77379 P45L 313

773797706  
7737907523 0047



Unofficial Copy Office of Marilyn Burgess District Clerk

# DAILY COURT REVIEW

PUBLIC NOTICES. BUSINESS LEADS.

To: Constable Mark Herman  
330 Meadowfern  
Houston TX 77067

February 11, 2020

Invoice: 10272281

Attention: Martha Balderas

*Amount Due upon Receipts*

*\$175.00*

Category: Constable, Precinct 4

Cause No: 2019-16773

Publication Date(s): 02/11/20, 02/18/20, 02/25/20

Description	Item Cost
Klein ISD vs. Lennart Cumming Morander, TRS 1-3	\$175.00
Total Cost	\$175.00

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*Amount Due upon Receipts: \$175.00*

**NOTICE OF SALE**  
(See notes below)  
Constable Mark Herman\*4

Under the authority and by virtue of an Order of Sale dated and issued pursuant to the judgment of the various District Courts of Harris County, Texas by the clerk of said courts as shown in the following schedule of cases, and to me directed and delivered as Constable in Harris County, I have on the date indicated below seized and levied upon, and will on the first Tuesday in **MARCH**, the same being **MARCH 3, 2020**, at Bayou City Event Center, 9401 Knight Rd, Houston, Harris County, Texas between the hours of 10:00 A.M. and 4:00 P.M., proceed to sell for cash to the highest bidder all of the right, title and interest, penalties and costs. Any properties sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the property or their interest therein, within the time and in the manner provided by law. **ALL SALES SHALL BE BY CONSTABLES DEED AND ARE WITHOUT WARRANTY AS TO TITLE OR CONDITION, EXPRESS OR IMPLIED.**

Constable Mark Herman, by: \_\_\_\_\_ Date: \_\_\_\_\_

Sale #	Cause Number District Court Judgment Date	Style of Case	HCAD Legal Description Property Address (Per HCAD)	Adjudged Value	Estimated Minimum	Order Issued Date	HCAD Account # Other Account
1.	2014-28294 113th 7-May-19	Klein Independent School District Vs. Eduardo J Escobar, Et Al	LT 18 BLK 5 Traces SEC 2 12530 Warrenwood Dr, Houston, TX 77066	\$90,465.00	\$37,906.76	11/14/19	1161150050018
2.	201634221 334th 16-Oct-19	Spring Independent School District Vs. Kelly Knight Low, Et Al	LT 63 BLK 2 Postwood SEC 5 5214 Kristen Ct, Spring, TX 77373	\$111,445.00	\$29,512.44	11/25/19	1143140020125
3.	201839127 215th 7-Oct-19	Spring Independent School District Vs. Veronica Moran, Et Al	TR 20 BLK N Pine Oak Forest SEC 1 18315 Wild Oak Dr, Houston, TX 77090	\$24,553.00	\$6,829.22	11/25/19	0901260000020
4. 5. 6.	201916773 295th 24-Jun-19 <b>** 3 Tracts Being Sold Together **</b>	Klein Independent School District Vs. Lennart Cumming Morander, Et Al.	<u>Tract 1</u> Unit 404 Bldg D .02289 Int Com Mon Land & Ele Wimbledon Pines Condo 16120 Stuebner Airline Rd # 404, Spring, TX 77379 <u>Tract 2</u> Unit 305 Bldg C .02289 Int Com Mon Land & Ele Wimbledon Pines Condo 16120 Stuebner Airline Rd # 305, Spring, TX 77379 <u>Tract 3</u> Unit 505 Bldg E .02289 Int Com Mon Land & Ele Wimbledon Pines Condo 16120 Stuebner Airline Rd # 505, Spring, TX 77379	\$251,300.00	\$8,954.59	12/03/19	<u>Tract 1</u> 1144060040004  <u>Tract 2</u> 1144060030005  <u>Tract 3</u> 1144060050005

**PUBLISHER'S AFFIDAVIT:** I solemnly swear that the attached notice was published in the **DAILY COURT REVIEW**, a daily newspaper published in Houston, Harris County, Texas, on the following date(s), February 11, 18 and 25, 2020. A printed copy of the notice is hereto affixed.

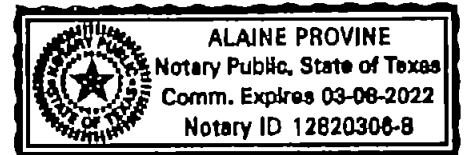
Thomas M. Morin, Publisher of the **DAILY COURT REVIEW, INC.**, P.O. BOX 1889, HOUSTON, TEXAS 77251-1889, certifies the affixed document to be true and correct. Subscribed and sworn before the said Notary Public February 25, 2020.

*Thomas M. Morin*

PUBLISHER'S SIGNATURE

*Alaine Provine*

NOTARY PUBLIC, HARRIS COUNTY, TEXAS



# TAX AUCTION

## Notice Of Constable's Sale

Mark Herman, Constable Precinct 4

Under the authority and by virtue of an Order of Sale dated and issued pursuant to the judgment of the various District Courts of Harris County, Texas by the clerk of said courts as shown in the following schedule of cases, and to me directed and delivered as Constable in Harris County, I have on the date indicated below seized and levied upon, and will on the first Tuesday in March, the same being March 3rd, 2020, at The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045, between the hours of 10:00 a.m. and 4:00 p.m., proceed to sell for cash to the highest bidder all of the right, title and interest of each defendant in the real property as shown in the respective judgments in the following schedule in order to satisfy said judgment, interest, penalties and costs. Any properties sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the property or their interest therein, within the time and in the manner provided by law.

All Sales Shall Be By Constable's Deed And Are Without Warranty As To Title Or Condition, Express Or Implied.

Cause Number: District Court	Style of Case	LEGAL DESCRIPTION	ADJUDGED VALUE	ESTIMATED MINIMUM BID	ORDER ISSUE / LEVY	HCAD ACCOUNT NUMBER
Cause Number 2019-18773  Court 295th Judicial District Court, Harris County  Judgment Date 6/24/2019	Klein Independent School District  VS Lennart Cumming Morander, et al	UNIT 305 BLDG C .02289 INT COMMON LAND & ELE WIMBLEDON PINES CONDO; UNIT 404 BLDG D .02289 INT COMMON LAND & ELE WIMBLEDON PINES CONDO; UNIT 505 BLDG E .02289 INT COMMON LAND & ELE WIMBLEDON PINES CONDO, more commonly known as 16120 Stuebner Airline Rd #305, #404, #505 Spring, Harris, Texas 77379	Adjudged Value \$251,300.00	Minimum Bid \$8,954.59	Issue Date 12/3/2019  Levy Date 1/16/2020	HCAD # 1144060030005; 1144060040004;  Other Account # 1144060050005

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgment against the property plus all costs of suit and sale.

**THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For More Information, Contact: Perdue, Brandon, Felder, Collins and Mott Phone: 7138621860**

**TO BE ELIGIBLE TO BID AT A SALE OF REAL PROPERTY UNDER CHAPTER 34 OF THE TEXAS TAX CODE A BIDDER MUST BE REGISTERED WITH THE HARRIS COUNTY TAX-ASSESSOR-COLLECTOR BEFORE THE SALE BEGINS. THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR SHALL ISSUE A WRITTEN REGISTRATION STATEMENT TO A PERSON WHO HAS REGISTERED. NO PERSON IS ELIGIBLE TO BID UNTIL OBTAINING SAID STATEMENT. BIDDERS ARE REQUIRED TO AT LEAST ANNUALLY EXECUTE A STATEMENT CERTIFYING THAT THERE ARE NO DELINQUENT TAXES OWED BY THE PERSON REGISTERING AS A BIDDER TO THE COUNTY OR TO ANY TAXING UNIT THAT HAVE TERRITORY IN THE COUNTY.**

Published In: The Daily Court Review

Terms: Cash, Cashier's Check

Additional Terms:

Real Property is being Sold at the Direction of the Plaintiff's Attorney. It is the prospective bidder's or purchaser's responsibility to research or consult with an attorney. Made Subject to the right of redemption (if any) in accordance to the law. Constable's Commission is due upon final Bid amount.

SALE TO BE HELD

3rd day of March, 2020

Between the hours of 10:00 AM and 4:00 PM

The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045

Mark Herman, Constable

Harris County, Precinct 4

330 Meadowfern Dr, 2nd Floor

Houston, Texas 77067

(832) 927-6139

by: Writ Department

#237  
P4

**TAX SALE WORK/ BIDSHEET (2020)**

Cause No.:	201916773	Sale Date:	March 3, 2020
Style:	KLEIN INDEPENDENT SCHOOL DISTRICT vs. LENNART CUMMING MORANDER, ET AL.	Precinct:	Precinct 4
Court No.:	295TH	Minimum Bid: (Public)	\$8,954.59
Judgment Date:	June 24, 2019	Minimum Bid: (Defendant)	\$8,934.59
Tax Account No.:	1144060030005; 1144060040004; 1144060050005	Adjudged Value:	\$251,300.00
Property Situs:	16120 STUEBNER AIRLINE RD 305, SPRING, TX 77379 16120 STUEBNER AIRLINE RD, #404, SPRING, TX 77379 16120 STUEBNER AIRLINE RD, #505, SPRING, TX 77379	<b>SOLD FOR:</b>	<b>\$</b>

COSTS:	Total Amount Due:	Total Amount Collected:	Auditor Check #	Payable To:
Publication Fees	\$175.00			Daily Court Review
Recording Fee	\$20.00			Perdue, Brandon, et al
Court Costs	\$560.75			Harris County District Clerk
Constable Fee	\$450.00			Mark Herman
Out of County Fee	\$90.99			Perdue, Brandon, et al
Research Fees	\$750.00			Perdue, Brandon, et al
<b>TOTAL:</b>	<b>\$2,046.74</b>			

TAXES:	Judgment Years:	Judgment Amount Due:	Total Amount Collected Paid By Auditor:	Auditor Check #	Payable To:
KLEIN ISD	2017	\$4,675.88			KLEIN ISD c/o Perdue, Brandon, et al
CYPRESS-KLEIN UD	2017-2018	\$658.02			CYPRESS-KLEIN UD c/o Perdue, Brandon, et al
HARRIS COUNTY	2018	\$1,573.95			HARRIS COUNTY c/o Linebarger, Goggan, Blair & Sampson, LLP
Buyer Overpayment		\$			
Excess Proceeds			\$		
<b>TOTAL DISBURSED:</b>			<b>\$</b>		

Constable Mark Herman Precinct 4

RECEIPT NO.: \_\_\_\_\_

HARRIS COUNTY, TEXAS  
COUNTY AUDITOR

BY \_\_\_\_\_

UNIT# \_\_\_\_\_  
DATE: \_\_\_\_\_

BID SHEET PREPARED BY PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP  
ALL SALES SUBJECT TO POST JUDGEMENT TAXES

Unofficial Copy Office of Martin Burgess District Clerk

**PB** | **PERDUE BRANDON  
FIELDER COLLINS & MOTT LLP**  
ATTORNEYS AT LAW

1235 North Loop West  
Suite 600  
Houston, TX 77008  
p: (713) 862-1860  
f: (713) 862-1429  
www.pbfcml.com

February 24, 2020

CONSTABLE MARK HERMAN  
PRECINCT 4, HARRIS COUNTY  
330 MEADOWFERN DRIVE  
HOUSTON, TX 77067

**Attention: Martha Balderas**  
**By Fax: (713) 437-8508**

RE: Cause No. 201916773; KLEIN INDEPENDENT SCHOOL DISTRICT vs.  
LENNART CUMMING MORANDER, ET AL.  
Account No(s). 1144060030005  
SALE SET: March 03, 2020

Dear Martha:

The purpose of this fax is to request that the properties set for sale on March 03, 2020 under the cause number referenced above be cancelled for the following reason:

Paid in full through our office	Set up payment arrangements	Bankruptcy	Defendant has filed for an Over 65 Deferral	Issue with Title Work	Judgment needs a Nunc Pro Tunc	Property was subject of Federal Seizure	Per our client's request	Other:
	X							

Please return the Order of Sale to the District Clerk's office.

Thank you for your kind assistance in the regard. Please feel free to contact me if you have any questions.

Sincerely,

PERDUE, BRANDON, FIELDER,  
COLLINS & MOTT, L.L.P.

2020 FEB 24 PM 2:30

RECEIVED  
MARK HERMAN  
CONSTABLE, PCT 4  
HARRIS CO, TEXAS

James Hynson  
Harris County Post-Judgment Department