

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
PO Box 3064
Houston, TX 77253-3064

(713) 844-3400; Fax (713) 844-3501

February 3, 2025

Marilyn Burgess
District Clerk, Harris County
201 Caroline 4th Floor
Houston, TX 77002

Attn: Harris County District Clerk

RE: SUIT NO. 202462685, CITY OF HOUSTON, ET AL VS. ELYSIUM PORTFOLIO LLC; IN THE 295TH JUDICIAL DISTRICT COURT OF HARRIS COUNTY, TEXAS

DISTRICT CLERK: Please issue the attached citation for Defendant **Elysium Portfolio LLC** at your earliest convenience, and deliver an executed copy to the Constable for personal service.

CONSTABLE: Please serve the citation to the Defendant named therein. Once the citation has been served, please execute the Officer's Return and return the original to the District Clerk.

Thank you for your assistance in this matter and if you have any questions, please contact our office at (713) 844-3598.

Sincerely,



Aram Bulos
Legal Assistant

Unofficial Copy Office of Marilyn Burgess District Clerk

CITATION

Precinct No.
Deputy No.
STATE OF TEXAS
COUNTY OF HARRIS

IN ADDITION TO THE DELINQUENT TAXES THERE ARE COURT COSTS ASSESSED BY THE DISTRICT CLERK'S OFFICE. FOR COURT COST INFORMATION ONLY CALL (713) 755-5711. FOR TAX AMOUNTS CALL YOUR TAX OFFICE. FOR QUESTIONS CONCERNING THIS LAWSUIT CALL THE ATTORNEY LISTED IN THE PETITION.

Tracking No. _____

SUIT NO. 202462685

TO: Elysium Portfolio LLC, A Texas Limited Liability Company, upon whom service may be obtained by serving its Registered Agent, Cesar A. Rodriguez at 1475 Texas St., Unit 325, Houston, TX 77002 (Harris County)

GREETING: YOU HAVE BEEN SUED. You may employ an attorney. If you or your attorney does not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next after the expiration of 20 days after you were served this citation, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

YOU ARE HEREBY COMMANDED to appear and answer, by filing a written answer, before the Honorable District Court, 295th Judicial District, Harris County, Texas, at the Courthouse of said county in Houston, Texas, at or before 10 o'clock a.m. of the Monday next after the expiration of 20 days from the date of service of this citation, then and there to answer the Petition of CITY OF HOUSTON, ET AL, Plaintiff(s), filed in said Court on the 16th day of September, 2024, against ELYSIUM PORTFOLIO LLC.

The nature of the suit is a demand to collect delinquent ad valorem taxes, penalties, interest, attorney's fees, court costs and \$2,800.00 in abstractor's fees incurred on the property described in Plaintiff(s) Petition, a true and correct copy of which is attached hereto and incorporated herein as if repeated verbatim.

The amount of taxes due Plaintiff(s), exclusive of interest, penalties, and costs, is the sum of \$30,665.44, said property being described as: TRACT NO. 1: LOT ONE (1), BLOCK (1) OF MORNING RACHEL SPRING ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 696, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.;

TRACT NO. 2: LOT TWO (2), BLOCK (1) OF MORNING RACHEL SPRING ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 696, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.;

TRACT NO. 3: LOT THREE (3), BLOCK (1) OF MORNING RACHEL SPRING ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 696, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.;

TRACT NO. 4: LOT FOUR (4), BLOCK (1) OF MORNING RACHEL SPRING ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 696, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.;

TRACT NO. 5: LOT EIGHT (8), BLOCK (1) OF MORNING RACHEL SPRING ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 696, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.;

TRACT NO. 6: LOT NINE (9), BLOCK (1) OF MORNING RACHEL SPRING ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 696, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.;

TRACT NO. 7: LOT TEN (10), BLOCK (1) OF MORNING RACHEL SPRING ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 696, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.;

TRACT NO. 8: LOT ELEVEN (11), BLOCK (1) OF MORNING RACHEL SPRING ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 696, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

The names of all taxing units that assess and collect taxes on said properties, other than the Plaintiff(s) named above, are: HARRIS COUNTY, AND FOR 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 foregoing taxing units, if any be shown, are made and joined as parties to this suit and invited to add their claim by intervening herein. There are no taxing units which assess and collect taxes on said property that Plaintiff(s) has failed to join as a party to this suit.

Plaintiff and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the property and in addition to the taxes, all interest, penalties, attorney fees, abstractor costs and court costs allowed by law up to and including the date of judgment, post judgment interest at the maximum rate allowed by law and the establishment and foreclosure of liens securing the payment of same, as provided by law.

All parties to this suit shall take notice that claims not only for any taxes which were delinquent on the property at the time this suit was filed but all taxes becoming delinquent at any time thereafter up to the day of judgment, including all interest, penalties, attorney fees, and costs allowed by law may be recovered without further citation or notice to any parties and all parties shall take notice of and plead and answer to all claims and pleadings now on file and which may be filed in this cause by all other parties and by all those taxing units above named, who may intervene and set up their tax claims against the property.

If this citation is not served within 90 days after the date of its issuance, it shall be returned unserved.

THE OFFICER OR OTHER AUTHORIZED PERSON EXECUTING THIS RETURN SHALL PROMPTLY SERVE THE SAME ACCORDING TO THE REQUIREMENTS OF LAW AND THE MANDATES HEREOF AND MAKE DUE RETURN AS THE LAW DIRECTS.

Issued and given under my hand and seal of said Court at Houston, Texas, this the _____ day of _____, 20_____.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
PO BOX 3064
HOUSTON, TX 77253-3064
(713) 844-3580; (713) 844-3502 - FAX

ATTORNEY FOR PLAINTIFF

MARILYN BURGESS
CLERK OF THE DISTRICT COURTS
OF HARRIS COUNTY, TEXAS
201 CAROLINE 4TH FLOOR
HOUSTON, TX 77002

By: _____
Deputy

OFFICER'S RETURN

CAME TO HAND on the ____ day of _____, _____, at _____ o'clock ____M. and executed in _____ County, Texas, by delivering in person, a true copy of this citation and petition; to the following Defendant at time and place, to-wit:

DATE _____ TIME _____ AM/PM _____ Elysium Portfolio LLC, A Texas Limited Liability Company, upon whom service may be obtained by serving its Registered Agent, Cesar A. Rodriguez at 1475 Texas St., Unit 325, Houston, TX 77002 (Harris County)

Where Delivered, if different than that shown:

Sheriff/Constable

By: _____ County, Texas
Deputy

ALTERNATE RETURN

(Complete this Alternate Return only if unable to locate defendant)

CAME TO HAND on the ____ day of _____, _____, at _____ o'clock ____M. and after due and diligent search, **I HAVE BEEN UNABLE TO LOCATE** the within named Defendant in _____ County, nor have I been able to learn their whereabouts except as follows:

NOTICE

*** If Substituted Service of Citation is required on this Defendant ***

The Courts require the following:

- 1. **A MINIMUM OF SIX (6) ATTEMPTS FOR SERVICE OVER A TWO (2) WEEK PERIOD.**
- 2. These attempts cannot be on consecutive days.
- 3. Each attempt at service must be made at different hours of the day. (morning, afternoon and evening)
- 4. Provide a written explanation of what occurred on *each* attempt at service.
- 5. Do not use abbreviations.

DATE	TIME	AM/PM	EXPLANATION

Sheriff/Constable

By _____
HARRIS COUNTY, TEXAS
Deputy

CITATION

Precinct No.
Deputy No.
STATE OF TEXAS
COUNTY OF HARRIS

IN ADDITION TO THE DELINQUENT TAXES THERE ARE COURT COSTS ASSESSED BY THE DISTRICT CLERK'S OFFICE. FOR COURT COST INFORMATION ONLY CALL (713) 755-5711. FOR TAX AMOUNTS CALL YOUR TAX OFFICE. FOR QUESTIONS CONCERNING THIS LAWSUIT CALL THE ATTORNEY LISTED IN THE PETITION.

Tracking No. _____

SUIT NO. 202462685

TO: Elysium Portfolio LLC, A Texas Limited Liability Company, upon whom service may be obtained by serving its Registered Agent, Cesar A. Rodriguez at 1475 Texas St., Unit 325, Houston, TX 77002 (Harris County)

GREETING: YOU HAVE BEEN SUED. You may employ an attorney. If you or your attorney does not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next after the expiration of 20 days after you were served this citation, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

YOU ARE HEREBY COMMANDED to appear and answer, by filing a written answer, before the Honorable District Court, 295th Judicial District, Harris County, Texas, at the Courthouse of said county in Houston, Texas, at or before 10 o'clock a.m. of the Monday next after the expiration of 20 days from the date of service of this citation, then and there to answer the Petition of CITY OF HOUSTON, ET AL, Plaintiff(s), filed in said Court on the 16th day of September, 2024, against ELYSIUM PORTFOLIO LLC.

The nature of the suit is a demand to collect delinquent ad valorem taxes, penalties, interest, attorney's fees, court costs and \$2,800.00 in abstractor's fees incurred on the property described in Plaintiff(s) Petition, a true and correct copy of which is attached hereto and incorporated herein as if repeated verbatim.

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TRACT NO. 7: LOT TEN (10), BLOCK (1) OF MORNING RACHEL SPRING ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 696, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.;

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The names of all taxing units that assess and collect taxes on said properties, other than the Plaintiff(s) named above, are: HARRIS COUNTY, AND FOR 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 foregoing taxing units, if any be shown, are made and joined as parties to this suit and invited to add their claim by intervening herein. There are no taxing units which assess and collect taxes on said property that Plaintiff(s) has failed to join as a party to this suit.

Plaintiff and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the property and in addition to the taxes, all interest, penalties, attorney fees, abstractor costs and court costs allowed by law up to and including the date of judgment, post judgment interest at the maximum rate allowed by law and the establishment and foreclosure of liens securing the payment of same, as provided by law.

All parties to this suit shall take notice that claims not only for any taxes which were delinquent on the property at the time this suit was filed but all taxes becoming delinquent at any time thereafter up to the day of judgment, including all interest, penalties, attorney fees, and costs allowed by law may be recovered without further citation or notice to any parties and all parties shall take notice of and plead and answer to all claims and pleadings now on file and which may be filed in this cause by all other parties and by all those taxing units above named, who may intervene and set up their tax claims against the property.

If this citation is not served within 90 days after the date of its issuance, it shall be returned unserved.

THE OFFICER OR OTHER AUTHORIZED PERSON EXECUTING THIS RETURN SHALL PROMPTLY SERVE THE SAME ACCORDING TO THE REQUIREMENTS OF LAW AND THE MANDATES HEREOF AND MAKE DUE RETURN AS THE LAW DIRECTS.

Issued and given under my hand and seal of said Court at Houston, Texas, this the _____ day of _____, 20_____.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
PO BOX 3064
HOUSTON, TX 77253-3064
(713) 844-3580; (713) 844-3502 - FAX

ATTORNEY FOR PLAINTIFF

MARILYN BURGESS
CLERK OF THE DISTRICT COURTS
OF HARRIS COUNTY, TEXAS
201 CAROLINE 4TH FLOOR
HOUSTON, TX 77002

By: _____
Deputy

OFFICER'S RETURN

CAME TO HAND on the ____ day of _____, _____, at ____ o'clock ____ .M. and executed in _____ County, Texas, by delivering in person, a true copy of this citation and petition; to the following Defendant at time and place, to-wit:

DATE _____ TIME _____ AM/PM _____ Elysium Portfolio LLC, A Texas Limited Liability Company, upon whom service may be obtained by serving its Registered Agent, Cesar A. Rodriguez at 1475 Texas St., Unit 325, Houston, TX 77002 (Harris County)

Where Delivered, if different than that shown:

Sheriff/Constable

By: _____ County, Texas
Deputy

ALTERNATE RETURN

(Complete this Alternate Return only if unable to locate defendant)

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NOTICE

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- 4. Provide a written explanation of what occurred on *each* attempt at service.
- 5. Do not use abbreviations.

DATE	TIME	AM/PM	EXPLANATION

Sheriff/Constable

By _____
HARRIS COUNTY, TEXAS
Deputy

SUIT NO. _____

CITY OF HOUSTON, ET AL

§
§
§
§
§

IN THE DISTRICT COURT

VS.

_____ JUDICIAL DISTRICT

ELYSIUM PORTFOLIO LLC

HARRIS COUNTY, TEXAS

ORIGINAL PETITION

TO THE HONORABLE JUDGE OF SAID COURT:

I.

PLAINTIFF(S)

This suit is brought for the recovery of delinquent ad valorem taxes under TEX. TAX CODE § 33.41 by the following named Plaintiff(s), whether one or more, each of which is a taxing unit and is legally constituted and authorized to impose and collect taxes on property:

CITY OF HOUSTON, HOUSTON INDEPENDENT SCHOOL DISTRICT and HOUSTON COMMUNITY COLLEGE SYSTEM

The Plaintiff(s) intends discovery to be conducted under Level 2 of Rule 190, Texas Rules of Civil Procedure.

DEFENDANT(S)

The following are named as Defendant(s) in this suit, and they may be served with notice of these claims by service of citation at the address and in the manner shown as follows:

Elysium Portfolio LLC, A Texas Limited Liability Company, upon whom service may be obtained by serving its Registered Agent, Cesar A. Rodriguez at 24044 Cinco Village Ctr Blvd., Ste. 100, Katy, TX 77494

If any party is shown at an unknown address, the Defendant(s) include such person's unknown heirs, successors and assigns, whose identity and location are unknown, unknown owners, such unknown owner's heirs, successors and assigns, and any and all other persons, including adverse claimants, owning or having or claiming any legal or equitable interest in or lien upon the property which is the subject of the delinquent tax claim in this case.

The following taxing unit(s), whether one or more, is joined as a party herein as required by TEX. TAX CODE § 33.44(a) because it may have a claim and lien for delinquent taxes against all or part of the same property described below: **HARRIS COUNTY, and for 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 foregoing named taxing unit(s), if any, is invited to add its claim by intervening herein.

II.

Claims for all taxes becoming delinquent on said property at any time subsequent to the filing of this suit, up to the day of judgment, including all penalties, interest, attorney’s fees, and costs on same, are incorporated in this suit, and Plaintiff(s) is entitled to recover the same, upon proper proof, without further citation or notice. Plaintiff(s) is further entitled to recover each penalty that is incurred and all interest that accrues on all delinquent taxes imposed on the property from the date of judgment to the date of sale.

III.

As to each separately described property shown below, there are delinquent taxes, penalties, interest, and costs justly due, owing and unpaid to Plaintiff(s) for the tax years and in the amounts as follows, if paid in **September, 2024**:

PROPERTY AND AMOUNTS OWED

Tract No. 1:

ACCT. NO.1450070010001; Lot One (1), Block (1) Of Morning Rachel Spring Estates, An Addition In Harris County, Texas, According To The Map Or Plat Thereof Recorded In Volume 696, Page 598 Of The Deed Records Of Harris County, Texas.

CITY OF HOUSTON

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$253.27	\$111.43	\$364.70
TOTALS:	\$253.27	\$111.43	\$364.70

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$423.57	\$186.37	\$609.94
TOTALS:	\$423.57	\$186.37	\$609.94

HOUSTON COMMUNITY COLLEGE SYSTEM

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$44.99	\$19.80	\$64.79
TOTALS:	\$44.99	\$19.80	\$64.79

GRAND TOTAL FOR PROPERTY NO. 1: \$1,039.43

Tract No. 2:

ACCT. NO.1450070010002; Lot Two (2), Block (1) Of Morning Rachel Spring Estates, An Addition In Harris County, Texas, According To The Map Or Plat Thereof Recorded In Volume 696, Page 598 Of The Deed Records Of Harris County, Texas.

CITY OF HOUSTON

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$247.01	\$108.68	\$355.69
TOTALS:	\$247.01	\$108.68	\$355.69

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$413.10	\$181.76	\$594.86
TOTALS:	\$413.10	\$181.76	\$594.86

HOUSTON COMMUNITY COLLEGE SYSTEM

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$43.88	\$19.31	\$63.19
TOTALS:	\$43.88	\$19.31	\$63.19

GRAND TOTAL FOR PROPERTY NO. 2: \$1,013.74

Tract No. 3:

ACCT. NO.1450070010003; Lot Three (3), Block (1) Of Morning Rachel Spring Estates, An Addition In Harris County, Texas, According To The Map Or Plat Thereof Recorded In Volume 696, Page 598 Of The Deed Records Of Harris County, Texas.

CITY OF HOUSTON

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$247.01	\$108.68	\$355.69
TOTALS:	\$247.01	\$108.68	\$355.69

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$413.10	\$181.76	\$594.86
TOTALS:	\$413.10	\$181.76	\$594.86

HOUSTON COMMUNITY COLLEGE SYSTEM

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$43.88	\$19.31	\$63.19
TOTALS:	\$43.88	\$19.31	\$63.19

GRAND TOTAL FOR PROPERTY NO. 3: \$1,013.74

Tract No. 4:

ACCT. NO.1450070010004; Lot Four (4), Block (1) Of Morning Rachel Spring Estates, An Addition In Harris County, Texas, According To The Map Or Plat Thereof Recorded In Volume 696, Page 598 Of The Deed Records Of Harris County, Texas.

CITY OF HOUSTON

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$251.63	\$110.72	\$362.35
TOTALS:	\$251.63	\$110.72	\$362.35

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$420.82	\$185.16	\$605.98
TOTALS:	\$420.82	\$185.16	\$605.98

HOUSTON COMMUNITY COLLEGE SYSTEM

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$44.70	\$19.67	\$64.37
TOTALS:	\$44.70	\$19.67	\$64.37

GRAND TOTAL FOR PROPERTY NO. 4: \$1,032.70

Tract No. 5:

ACCT. NO.1450070010008; Lot Eight (8), Block (1) Of Morning Rachel Spring Estates, An Addition In Harris County, Texas, According To The Map Or Plat Thereof Recorded In Volume 696, Page 598 Of The Deed Records Of Harris County, Texas.

CITY OF HOUSTON

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$251.63	\$110.72	\$362.35
TOTALS:	\$251.63	\$110.72	\$362.35

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$420.82	\$185.16	\$605.98
TOTALS:	\$420.82	\$185.16	\$605.98

HOUSTON COMMUNITY COLLEGE SYSTEM

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$44.70	\$19.67	\$64.37
TOTALS:	\$44.70	\$19.67	\$64.37

GRAND TOTAL FOR PROPERTY NO. 5: \$1,032.70

Tract No. 6:

ACCT. NO.1450070010009; Lot Nine (9), Block (1) Of Morning Rachel Spring Estates, An Addition In Harris County, Texas, According To The Map Or Plat Thereof Recorded In Volume 696, Page 598 Of The Deed Records Of Harris County, Texas.

CITY OF HOUSTON

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2022	\$63.47	\$37.07	\$100.54
2023	\$247.01	\$108.68	\$355.69
TOTALS:	\$310.48	\$145.75	\$456.23

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2022	\$123.36	\$72.05	\$195.41
2023	\$413.10	\$181.76	\$594.86
TOTALS:	\$536.46	\$253.81	\$790.27

HOUSTON COMMUNITY COLLEGE SYSTEM

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2022	\$11.37	\$6.64	\$18.01
2023	\$43.88	\$19.31	\$63.19
TOTALS:	\$55.25	\$25.95	\$81.20

GRAND TOTAL FOR PROPERTY NO. 6: \$1,327.70

Tract No. 7:

ACCT. NO.1450070010010; Lot Ten (10), Block (1) Of Morning Rachel Spring Estates, An Addition In Harris County, Texas, According To The Map Or Plat Thereof Recorded In Volume 696, Page 598 Of The Deed Records Of Harris County, Texas.

CITY OF HOUSTON

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$247.01	\$108.68	\$355.69

TOTALS: \$247.01 \$108.68 \$355.69

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$413.10	\$181.76	\$594.86

TOTALS: \$413.10 \$181.76 \$594.86

HOUSTON COMMUNITY COLLEGE SYSTEM

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$43.88	\$19.31	\$63.19

TOTALS: \$43.88 \$19.31 \$63.19

GRAND TOTAL FOR PROPERTY NO. 7: \$1,013.74

Tract No. 8:

ACCT. NO.1450070010011; Lot Eleven (11), Block (1) Of Morning Rachel Spring Estates, An Addition In Harris County, Texas, According To The Map Or Plat Thereof Recorded In Volume 696, Page 598 Of The Deed Records Of Harris County, Texas.

CITY OF HOUSTON

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$253.27	\$111.43	\$364.70

TOTALS: \$253.27 \$111.43 \$364.70

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$423.57	\$186.37	\$609.94

TOTALS: \$423.57 \$186.37 \$609.94

HOUSTON COMMUNITY COLLEGE SYSTEM

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2023	\$44.99	\$19.80	\$64.79

TOTALS: \$44.99 \$19.80 \$64.79

GRAND TOTAL FOR PROPERTY NO. 8: \$1,039.43

The total aggregate amount of taxes, penalties, interest, and attorney's fees (if any) for which Plaintiff(s) sues is **\$8,513.18**, subject to additional taxes, penalties, interest, and attorney's fees that accrue subsequent to the filing of this petition.

IV.

All of the taxes were authorized by law and legally imposed in the county in which this suit is brought. The taxes were imposed in the amount(s) stated above on each separately described property for each year specified and, on each person, named, if known, who owned the property on January 1 of the year for which the tax was imposed. Plaintiff(s) now has and asserts a lien on each tract of real property and each item of personal property described herein to secure the payment of all taxes, penalties, interest and costs due. Pursuant to Rule 54 of the Texas Rules of Civil Procedure, Plaintiff(s) affirmatively avers that all things required by law to be done have been done properly by the appropriate officials and all conditions precedent have been met.

V.

All of the property described above was, at the time the taxes were assessed, located within the territorial boundaries of each taxing unit in whose behalf this suit is brought. All Defendants named in this suit either owned the property that is the subject of this suit on January 1 of the year in which taxes were imposed on said property, or owned or claimed an interest in or lien upon said property at the time of the filing of this suit. The value of any personal property that may be described above, and against which the tax lien is sought to be enforced, is in excess of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00).

VI.

The Law Firm represented by the attorney whose name is signed hereto is legally authorized and empowered to institute and prosecute this action on behalf of Plaintiff(s). Plaintiff(s) should recover attorney's fees as provided by law for the prosecution of this case, and such attorney's fees should be taxed as costs.

VII.

Plaintiff(s) may have incurred certain expenses in the form of abstractor's costs in procuring data and information as to the name, identity and location of necessary parties, and in procuring necessary legal descriptions of the property that is the subject of this suit. Said expenses, if incurred, are reasonable and are in the following amount: \$2,800.00. The abstractor's costs, if any be shown, should be taxed as costs herein.

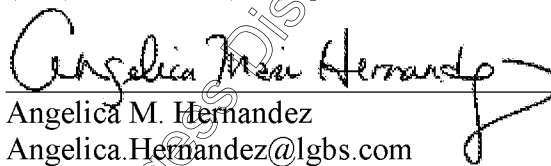
PRAYER

WHEREFORE, PREMISES CONSIDERED, Plaintiff(s) requests that citation be issued and served upon each Defendant named herein, commanding them to appear and answer herein in the time and manner required by law. Plaintiff(s) further prays, upon final hearing in this cause, for foreclosure of its liens against the above-described property securing the total amount of all delinquent taxes, penalties and interest, including taxes, penalties and interest becoming delinquent during the pendency of this suit, costs of court, attorney's fees, abstract fees, and expenses of foreclosure sale. Plaintiff(s) further prays for personal judgment against Defendant(s) who owned the property on January 1 of the year for which the taxes were imposed for all taxes, penalties, interest, and costs that are due or will become due on the property, together with attorney's fees and abstractor's fees. Plaintiff(s) further prays for: (1) the appropriate order of sale requiring the foreclosed property to be sold, free and clear of any right, title or interest owned or held by any of the named Defendants, at public auction in the manner prescribed by law, and (2) writs of execution, directing the sheriffs and constables for the State

of Texas, to search out, seize, and sell sufficient property of the Defendant(s) against whom personal judgment may be awarded to satisfy the lawful judgment sought herein. Finally, Plaintiff(s) prays for such other and further relief, at law or in equity, to which it may show itself justly entitled. However, Plaintiff(s) do not pray for personal judgment against any defendant(s) identified in paragraph I as IN REM ONLY. Plaintiff(s) pray for costs of court and for such other and further relief, at law or in equity, to which they may show themselves justly entitled.

Respectfully submitted,

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Unofficial Copy Office of Main District Clerk