

SUIT NO. 201735809

PROPEL FINANCIAL SERVICES, LLC, AS § **IN THE DISTRICT COURT**
AGENT AND ATTORNEY IN FACT FOR
PROPEL FUNDING NATIONAL 1, LLC

VS. §
§ **215TH JUDICIAL DISTRICT**
§
SHACKELFORD & ASSOCIATES, LLC, ET AL § **HARRIS COUNTY, TEXAS**

ORIGINAL INTERVENTION

TO THE HONORABLE JUDGE OF SAID COURT:

I.

INTERVENOR(S)

This claim for the recovery of delinquent ad valorem taxes is filed under TEX. TAX CODE § 33.44 by the following named Intervenor(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:

**HARRIS COUNTY FOR ITSELF AND FOR THE OTHER COUNTY WIDE TAXING AUTHORITIES
NAMED HEREIN BELOW,
CITY OF HOUSTON,
HOUSTON INDEPENDENT SCHOOL DISTRICT
AND HOUSTON COMMUNITY COLLEGE SYSTEM**

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 Intervenor(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) by the Plaintiff taxing unit who originated this suit, and all parties to this suit are charged with notice of this claim, without further citation or other notice, as provided by TEX. R. CIV. P. 117a(4) and by TEX. TAX CODE § 33.45:

Shackelford & Associates, LLC, A Texas Limited Liability Company, upon whom service may be obtained by serving its Registered Agent, Ray L. Shackelford at 3241 Ozark, Houston, TX 77021;

Icon Bank of Texas, N.A. (In Rem Only), Michael C. O'Connor, Registered Agent, 2500 Tanglewilde, Suite 222, Houston, TX 77063;

Michael W. Waldrop (In Rem Only), 5053 Cedar Creek Drive, Houston, TX 77056;

Laurie A. Waldrop (In Rem Only), 5053 Cedar Creek Drive, Houston, TX 77056;

United States of America, Internal Revenue Service (In Rem Only), Abe Martinez, Acting United States Attorney for the Southern District of Texas, 1000 Louisiana, Suite 2300, Houston, TX 77002;

United States of America, Internal Revenue Service (In Rem Only), Jeff Sessions, Attorney General of the United States, United States Department of Justice, 950 Pennsylvania Avenue, NW, Washington, DC 20530-0001;

Tax Ease Funding, LLC, A Texas Limited Liability Company (In Rem Only), upon whom service may be obtained by serving its Registered Agent, Corporation Service Company at 211 E. 7th Street, Suite 620, Austin, TX 78701;

Afton Oaks Civic Club, Inc. (In Rem Only), Christian N. Seger, Registered Agent, 4522 Ivanhoe, Houston, TX 77027

if living, and if any or all of the above named Defendant(s) be deceased, the unknown heirs of each or all of the said above named deceased persons; and the unknown owner or owners of the following described property; and the executors, administrators, guardians, legal representatives, devisees of the above named persons; and any and all other persons, including adverse claimants, owning or having any legal or equitable interest in or lien upon the below described property located in the county in which this suit is brought.

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 Intervenor(s) is entitled to recover the same, upon proper proof, without further citation or notice. Intervenor(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, attorney's fees (if any) and costs justly due, owing and unpaid to Intervenor(s) for the tax years and in the amounts as follows, if paid in August, 2017:

ACCT. NO. 1287980010002; LT 2 BLK 1 IVANHOE PARK VILLAS

HARRIS COUNTY

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2015	\$7,566.16	\$4,327.85	\$11,894.01
2016	\$8,625.41	\$3,691.69	\$12,317.10
TOTALS:	\$16,191.57	\$8,019.54	\$24,211.11

CITY OF HOUSTON

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
2015	\$7,157.94	\$4,094.34	\$11,252.28
2016	\$7,963.28	\$3,408.28	\$11,371.56
TOTALS:	\$15,121.22	\$7,502.62	\$22,623.84

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
--------------------	-------------------	-------------------------------	------------------

	2015	\$14,249.89	\$8,150.94	\$22,400.83
	2016	\$16,386.36	\$7,013.36	\$23,399.72
TOTALS:		\$30,636.25	\$15,164.30	\$45,800.55

HOUSTON COMMUNITY COLLEGE SYSTEM

	Tax Year(s)	Tax Amount	Penalties and Interest	Total Due
	2015	\$1,213.90	\$694.35	\$1,908.25
	2016	\$1,361.52	\$582.73	\$1,944.25
TOTALS:		\$2,575.42	\$1,277.08	\$3,852.50
TOTAL DUE				\$96,488.00

The total aggregate amount of taxes, penalties, interest, and attorney's fees (if any) for which Intervenor(s) sues is **\$96,488.00** subject to additional taxes, penalties, interest, and attorney's fees that accrue subsequent to the filing of this claim.

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. Intervenor(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, Intervenor(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 claim is filed. 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 claim. 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 Intervenor(s). Intervenor(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.

Intervenor(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: **TO BE DETERMINED**. The abstractor's costs, if any be shown, should be taxed as costs herein.

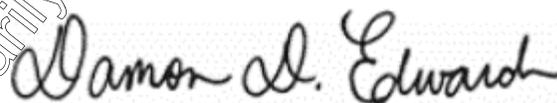
PRAYER

WHEREFORE, PREMISES CONSIDERED, Intervenor(s) 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. Intervenor(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. Intervenor(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, Intervenor(s) prays for such other and further relief, at law or in equity, to which it may show itself justly entitled.

Respectfully submitted,

LINEBARGER GOGGAN BLAIR
& SAMPSON, LLP

PO Box 3064
Houston, TX 77253-3064
(713) 844-3400
(713) 844-3501 - FAX



Damon D. Edwards
State Bar No. 24027156
damon.edwards@lgbs.com
Attorney for Intervenor(s)

Unofficial Copy Office of Marilynn G. ...

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing instrument has been delivered in the manner required by Rules 21 and 21a, Tex. R. Civ. Proc., to all parties or their attorneys in this cause, on the 4th day of August, 2017, addressed as follows:

Ray L. Shackelford
Attorney for Shackelford & Associates, LLC
1406 Southmore Blvd.
Houston, TX 77004-5846
Phone: (713) 520-8484
Fax: (713) 520-8192
Email: rshackctic@yahoo.com

Michael C. O'Connor
O'Connor & Craig
Attorney for Icon Bank of Texas, N.A.
2825 Wilcrest Dr., Suite 261
Houston, TX 77042
Phone: (713) 266-3311
Fax: (713) 953-7513
Email: mocconnor@oconnorcraig.com

Michael W. Waldrop (In Rem Only)
5053 Cedar Creek Drive
Houston, TX 77056

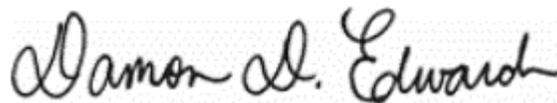
Laurie A. Waldrop (In Rem Only)
5053 Cedar Creek Drive
Houston, TX 77056

Daniel David Hu
Attorney for USA IRS
1000 Louisiana, Suite 2300
Houston, TX 77002
Phone: (713) 567-9000
Fax: (713) 718-3303
Email: daniel.hu@usdoj.gov

Tax Ease Funding, LLC (In Rem Only)
Corporation Service Company, Registered Agent
211 E. 7th Street, Suite 620
Austin, TX 78701

Eric B. Tonsul
Roberts Markel Weinberg Butler Hailey PC
Attorney for Afton Oaks Civic Club, Inc.
2800 Post Oak Blvd., Suite 5777
Houston, TX 77056
Phone: (713) 780-4135
Email: emclain@rmwbhlaw.com

Sayrick, Schumann, Johnson, McGarr,
Kaminski & Shirley, LLP
Attorney for Propel Financial Services, LLC,
as Attorney in Fact for Propel Funding National
1, LLC
4330 Gaines Ranch Loop, Suite 150
Austin, TX 78735
Phone: (512) 347-1604
Fax: (512) 347-1676
Email: bellamy@ssjmlaw.com



Damon D. Edwards
Attorney Certifying