

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT TAX REPORT
HARRIS COUNTY WCID NO. 110
May 10, 2023

Amounts shown are 2021 base tax unless indicated.

Water termination update:

Allison Mason & M. Wendy Stapleton \$434.99, 222 W. North Hill Dr.-0985800000125

Paid in full.

Cynthia M & George Gillum \$229.00, 227 Weeping Oaks Ln – 0985770000042

The owner is over-65; they have a homestead exemption and an over-65 exemption but not a deferral. HCAD recently confirmed that a deferral application is pending.

Kevin Anthony Wilson Jr / Paw Paw Chico BBQ LLC 20-21 taxes \$206.85, vehicles at 19907 Cypresswood Gln – 2364881

A tenant receives service so water service could not be terminated. We located an alternate mailing address and have sent another demand letter. We have tried to reach the taxpayer by phone and have left a voicemail message.

Estate of Troy Lee Sowell \$67.69, 19406 Joanleigh Dr.-1023970000002

Paid in full.

Suit pending; where appropriate, delinquent 2022 taxes are included in the suits:

Estate of Gary Scott Van Gundy Sr. 02-21 taxes \$9,962.00, 727 Enchanted River Dr.-1012980000002

Suit filed in the 269th District Court; a hearing date will be set when the defendants have been served. Two of the owners are being served by publication; an attorney ad litem will be assigned to represent them. There was a deferral on the account; it was removed with an effective date of 7/3/19. This suit will take a long time to finish due to the multiple parties and the way the courts function. The Operator says the property is vacant.

Louetta Towne Center POA, Inc. 18-21 taxes \$2,641.78, 21005 North Frwy. (two reserves)-1315500010007, 1315500010009

Suit filed in the 165th District Court. The owner is being served by publication; an attorney ad litem will be assigned to represent them. The Operator says the property is vacant, and we have confirmed, vacant HOA land. A trial date is scheduled for 6/7/23.

Francisco J. Leos 19-21 taxes \$1,855.42, 338 Cypresswood Dr.-1051820000003

We intervened in a suit filed by the county in the 157th District Court; one of the defendants was never served and we have closed our file. A new suit has been filed in the 215th District Court; a hearing date will be set when the defendants have been served. The owner is being served by publication; an attorney ad litem will be assigned to represent them. The Operator says the property is vacant.

Michael Ray Crossland 18-20 taxes \$1,203.52, vehicle at 2526 Hendricks Lakes Dr.-2252847

Suit filed in the 215th District Court. Judgment was signed on 7/21/22; the judgment is final. A judgment letter has been sent and an abstract of judgment has been filed. He no longer lives in the District, thus no water termination is possible. The tax office has moved the 2017 taxes to the uncollectible roll. The 2021 taxes are not included in the suit because they were not delinquent at the time the judgment was submitted.

Capital One National Assn. 20-21 taxes \$726.83, personal property at 1700 Louetta Rd.-2040667

Suit filed in the 11th District Court. Judgment was signed on 1/4/23; the judgment is final, and an abstract of judgment has been filed. A judgment letter has been sent to the owner advising that the account needs to be paid.

Holzwarth Holdings LP 20-21 taxes \$565.24, Reserve B Block 1 Rylans Corner on Louetta Rd.-1386770010002

Suit filed; a hearing date will be set when the defendants have been served.

Picture Worth Custom Framing, LLC 18-21 taxes \$309.04, personal property at 19782 North Frwy.-2297861

Suit filed in the 152nd District Court. Service is complete; a hearing date will be set.

Mary K Holman \$303.72, 19918 Cypresswood Crk-1237720030016

Suit filed. Service is complete; a hearing date will be set.

Big Texas Dance Hall & Saloon 20 taxes \$242.36, personal property at 19959 Holzwarth Rd.-2036766

Suit filed in the 125th District Court. Judgment was signed on 3/24/23; the judgment is final.

A judgment letter has been sent to the owner advising that the account needs to be paid. The Appraisal District has deleted the account for 2021; no taxes are due for that tax year.

JRC Construction 18-19 taxes \$88.07, vehicle at 706 Cypresswood Cv.-2207676

Suit filed in the 127th District Court; judgment was signed on 7/29/21; the judgment is final.

A judgment letter has been sent and we have filed an abstract of judgment.

Bankrupt:

Mattress 1 One 18-20 taxes \$214.36, personal property at 20141 North Frwy.-2195141

Tax deferrals:

Anthony Bethina & Dillard & Lucille Chatham 05-21 taxes \$7,263.88, 19306 Diamond Park Dr.-1231600010046

Ann C. Pecore 02-21 taxes \$6,456.53, 227 Greenforest Dr.-0985800000095

John O. Lackey 09-21 taxes \$3,736.94, 515 Magic Oaks Dr.-1012910000029

Aldo A. & Mariam Czernohus 16-21 taxes \$2,327.16, 727 Enchanted Trail Dr.-1012970000029

Pamela C. & Francis Previte 04 & 13-17 & 21 taxes \$2,216.88, 510 Tanguy Ct.-1166980020026

Cletus O. & Francisca C. Okonkwo \$519.83, 19215 Cypress Estates Ct.-1171340020025

Alice Perry \$314.68, 203 Enchanted River Dr.-1012890000020

Paid in full.

2021 accounts:

- In addition to other 2021 accounts listed on this report, there are 2 delinquent real property account with base tax ranging from \$46 to \$69 and there are 12 delinquent personal property accounts with base tax ranging from \$7 to \$134. These accounts are not candidates for water termination. Demand letters have been sent and we are trying to reach each owner by phone.

Other accounts:

LM Tile Inc. d/b/a Cypresswood Tile Inc. 17-19 taxes \$3,577.95, personal property at 100 Cypresswood Dr.-2037407

We sued them and got a tax warrant when we did not work for the District but did work for Spring ISD and found they had a big mostly empty building with nothing worth taking, the ISD did not get paid for these years either. The account is gone after 2019.

Vertskabap n/k/a Noon Mediterranean 18-19 taxes \$438.77, personal property at 1600 Louetta Rd.-2233197

This bankruptcy has been closed. The owners appear to be in NY.

24/7 Gym 19-20 taxes \$417.16, personal property at 100 Cypresswood Dr.-2297806

Our demand letter to the situs was returned by the post office and the account is not active for 2021. Based on information from HCAD, we think the business may be affiliated with Yes Fitness. We sent another demand letter to the Aldine Westfield Road location and to their location in the Woodlands but there been no response.

Noon Mediterranean/Daphne's 20 taxes \$303.41, personal property at 1600 Louetta Rd.-2318967

Per news stories, the California company, Daphne's bought this location and some others out of bankruptcy in mid-2019 and then a few months later decided to close them all. The article was written in late 2019, so we believe the business was closed on 1/1/20. We cannot find a sales tax permit for this location after the bankrupt company sold it. Demand letters have been sent to Daphne's office in California and we have called but they have been unresponsive. The account is not on the 2021 tax roll.

- In addition to the accounts listed above there are 4 delinquent real property accounts with base tax ranging from \$159 to \$254 and there are 21 delinquent personal property accounts with base tax ranging from \$2 to \$188. These accounts are not candidates for water termination. Demand letters have been sent and we are trying to reach each owner by phone. We are continuing collection efforts, but due to the size of the accounts, further action is not recommended at this time.

Report frequency: Quarterly
Date of last report: February 8, 2023

If you have any questions, please feel free to contact me.



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