

CITATION BY POSTING

CAUSE NO. TAX22006

THE STATE OF TEXAS
HUNT COUNTY, TEXAS

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS NOTICE IS
HEREBY GIVEN AS FOLLOWS:

TO: GEORGE R EIDSON SR, In Rem Only, , DECEASED, THE HEIRS,
UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND LEGAL
REPRESENTATIVES OF THE ESTATE OF GEORGE R EIDSON SR

SCOTT EIDSON, In Rem Only, AKA GREGORY SCOTT EIDSON, (SON OF
GEORGE R EIDSON SR.) DECEASED, THE HEIRS, UNKNOWN HEIRS,
EXECUTORS, ADMINISTRATORS AND LEGAL REPRESENTATIVES OF
THE ESTATE OF SCOTT EIDSON AKA GREGORY SCOTT EIDSON

MARIE ANN BROWNE, In Rem Only, (DAUGHTER OF GEORGE R
EIDSON SR.) DECEASED, THE HEIRS, UNKNOWN HEIRS, EXECUTORS,
ADMINISTRATORS AND LEGAL REPRESENTATIVES OF THE ESTATE
OF MARIE ANN BROWNE

JASON MICHAEL BROWNE (SON OF MARIE ANN EIDSON BROWNE)
DECEASED, THE HEIRS, UNKNOWN HEIRS, EXECUTORS,
ADMINISTRATORS AND LEGAL REPRESENTATIVES OF THE ESTATE
OF JASON MICHAEL BROWNE

and the unknown owner or unknown owners, and any and all other persons, including adverse claimants, owning or having or claiming any legal or equitable interest in or lien upon the real property hereinafter described; the heirs and legal representatives and unknown heirs and legal representatives of each of the above named and mentioned persons who may be deceased; and the corporate officers, trustees, receivers and stockholders of any of the above named and mentioned parties which may be corporations, foreign or domestic, defunct or otherwise, together with the successors, heirs and assigns of such corporate officers, trustees, receivers or stockholders, own or have or claim an interest in the hereinafter described real property on which taxes are due, owing, unpaid and delinquent to said Plaintiffs, said year and amount set out in Plaintiffs First Amended Petition on file herein:

The property is specifically described as follows:

Property Code: R51120

TRACT #1: ACCT. NO.51120; S4028 MERINGTON R N 1 & 2 BLK 2 LOT
30A ACRES 3.39 MORE OR LESS, PART OF THE JOSEPH RILEY SURVEY
AND MORE PARTICULARLY DESCRIBED IN THAT CERTAIN CASH
GENERAL WARRANTY DEED IN VOLUME 365 PAGE 604 AND SPECIAL
WARRANTY DEED IN VOLUME 424 PAGE 306 IN THE DEED RECORDS
OF HUNT COUNTY, TEXAS.

Which said property is delinquent to Plaintiff for taxes in the following amounts:

\$4,045.03, exclusive of interest, penalties, and costs, and there is included in this suit in addition to the taxes all said interest, penalties, and costs thereon, allowed by law up to and including the day of judgment herein.

You are notified that this suit has been brought by the HUNT COUNTY and HUNT MEMORIAL HOSPITAL DISTRICT as Plaintiffs against GEORGE R EIDSON SR, SCOTT EIDSON, MARIE ANN BROWNE, GEORGE RUSSELL EIDSON JR, MICHAEL EDWIN EIDSON, MARCUS EIDSON, JASON MICHAEL BROWNE, as Defendants by First Amended Petition filed on the 02 FEBRUARY 2024 styled HUNT COUNTY vs. GEORGE RUSSELL EIDSON, JR.. This suit is for the collection of taxes on said real property, and is now pending in the District Court of HUNT COUNTY, TEXAS 354TH Judicial District as cause number TAX22006. The names of all taxing units which assess and collect taxes on the property hereinabove described which are not listed above and may be made parties to this suit are:

None.

Plaintiffs and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the property hereinabove described, and in addition to the taxes, all interest, penalties, and costs allowed by law thereon, up to and including the day of judgment herein, and the establishment and foreclosure of liens, if any, securing the payment of same, as provided by law.

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

YOU ARE HEREBY COMMANDED TO APPEAR AND DEFEND SUCH SUIT AT OR BEFORE 10 O'CLOCK A.M. ON THE FIRST MONDAY AFTER THE EXPIRATION OF FORTY-TWO (42) DAYS FROM AND AFTER THE DATE OF ISSUANCE HEREOF, THE SAME BEING THE 18 MARCH 2024 (WHICH IS THE RETURN DAY OF SUCH CITATION), BEFORE THE HONORABLE 354TH DISTRICT COURT OF HUNT COUNTY, TEXAS to be held at the Courthouse thereof, then and there to show cause why judgment shall not be rendered for such taxes, penalties, interest and costs and condemning said property and ordering foreclosure of the constitutional and statutory tax liens thereon for taxes due the Plaintiffs and the taxing units parties hereto, and those who may intervene herein, together with all interest, penalties, and costs allowed by law up to and including the day of judgment herein, and all costs of this suit.

HEREIN FAIL NOT, but of this writ make answer as the law requires.

Issued but not prepared by District Clerk's Office and given under my hand & seal of office
of said court of GREENVILLE, HUNT COUNTY, TEXAS on this the 05 day of
FEBRUARY, 2024.



Luan Bradling
HUNT COUNTY DISTRICT CLERK
PO BOX 1437
GREENVILLE, TX 75403

BY *Rhonda Clayton*

ACCT#: 52826
File#: 230083
pmcarthur@pbfcm.com

CLERK: FILE WITH FIRST AMENDED PETITION:

NO. TAX22006

HUNT COUNTY

§ IN THE 354TH DISTRICT COURT

§

VS.

§ IN AND FOR

§

GEORGE RUSSELL EIDSON, JR.

§ HUNT COUNTY, TEXAS

AFFIDAVIT OF CITATION BY POSTING

BEFORE ME, the undersigned authority, on this day personally appeared _____, who after being by me duly sworn, says upon his/her oath the following;

1. That he/she posted a true copy of the above citation by POSTING at the usual and customary place for posting public notices at the door of the county courthouse in HUNT COUNTY, TEXAS on _____, said date being at least twenty-eight days prior to the return day fixed in said citation.

Sworn to and subscribed before me by _____

on _____.

Notary Public, State of Texas

Officer's Fee: \$_____

File #: 230083

SIGN BOTH COPIES
FILE ONE COPY
POST ONE COPY