

CITATION BY POSTING

CAUSE NO. TAX22613

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:

JAMES H PHILLIPS AKA JAMES HARLON PHILLIPS, DECEASED,
TO: THE HEIRS AND UNKNOWN HEIRS OF JAMES H PHILLIPS AKA
JAMES HARLON PHILLIPS

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 Original Petition on file herein:

The property is specifically described as follows:

Property Code: R447988

TRACT #1: BEING 4.5337 , NOB HILL ESTATE ADDITION, LOT LAKE 1 (REAGAN RESERVOIR) AS DESCRIBED IN WARRANTY DEED, VOLUME 702 PAGE 400 RECORDED AUGUST 4, 1971 AND PLAT VOLUME 400 PAGE 524 RECORDED APRIL 18, 1972 IN THE DEED RECORDS OF HUNT COUNTY TEXAS. HCAD#223177 - R447988

Property Code: R448097

TRACT #2: BEING 4.759 ACRES, NOB HILL ADDITION, LOT LAKE -2 PER AS DESCRIBED IN WARRANTY DEED, VOLUME 702 PAGE 400 RECORDED AUGUST 4, 1971 AND PLAT VOLUME 400 PAGE 524 RECORDED APRIL 18, 1972 IN THE DEED RECORDS OF HUNT COUNTY TEXAS. HCAD# 223401 - R448097

Property Code: R448098

TRACT #3: BEING 7.5945, NOB HILL ESTATE ADDITION, LOT LAKE -3 AS DESCRIBED IN WARRANTY DEED, VOLUME 702 PAGE 400 RECORDED AUGUST 4, 1971 AND PLAT VOLUME 400 PAGE 524 RECORDED APRIL 18, 1972 IN THE DEED RECORDS OF HUNT COUNTY TEXAS - HCAD# 223402 - R448098

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

\$8,339.43, 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 JAMES H PHILLIPS, ROBERT D FRANKLIN, TIM PHILLIPS, as Defendants by Original Petition filed on NOVEMBER 2, 2023 styled HUNT COUNTY vs. JAMES H PHILLIPS & ROBERT D FRANKLIN. This suit is for the collection of taxes on said real property, and is now pending in the District Court of HUNT COUNTY, TEXAS 196TH Judicial District as cause number TAX22613. 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 01 JANUARY 2024 (WHICH IS THE RETURN DAY OF SUCH CITATION), BEFORE THE HONORABLE 196TH 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 29 day of NOVEMBER, 2024.



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

BY *Rhonda Clayton*

ACCT#: 55366
File#: 230389
pmcarthur@pbfc.com

CLERK: FILE WITH ORIGINAL PETITION:

NO. TAX22613

HUNT COUNTY	§	IN THE 196TH DISTRICT COURT
	§	
VS.	§	IN AND FOR
	§	
JAMES H PHILLIPS & ROBERT D FRANKLIN	§	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 #: 230389

SIGN BOTH COPIES
FILE ONE COPY
POST ONE COPY