

CITATION BY POSTING

CAUSE NO. TAX22436

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: ESTATE OF MARY BUTLER, In Rem Only

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 Second Amended Petition on file herein:

The property is specifically described as follows:

Property Code: 42757

TRACT #1: BEING 0.3185 ACRES, MORE OR LESS, S C COWAN ADDITION,
BLOCK 2, LOT 14A (BEING PART OF 14 AND ALL OF 15) AS DESCRIBED
IN WARRANTY DEED VOLUME 919 PAGE 73 RECORDED JUNE 23, 1983;
GIFT DEED, DOC#2014-8958; QUITCLAIM DEED, DOC#2015-10201;
WARRANTY DEED, DOCUMENT# 2016-9652, RECORDED JULY 28, 2016;
AND QUIT CLAIM DEED, DOC#2017-06576, IN THE DEED RECORDS OF
HUNT COUNTY TEXAS - R42757

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

\$9,855.54, 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 COMMERCE INDEPENDENT SCHOOL DISTRICT, HUNT COUNTY and HUNT MEMORIAL HOSPITAL DISTRICT as Plaintiffs against MARY BUTLER IRREVOCABLE TRUST 7.13.16, ANNA BUTLER, ESTATE OF MARY BUTLER, as Defendants by Second Amended Petition filed on the DECEMBER 8, 2025 styled HUNT COUNTY ET AL vs. MARY BUTLER IRREVOCABLE TRUST 7.13.16. 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 TAX22436. 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 19th day of January 2026 (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 8th day of

DECEMBER, 2025.



Shana Bradling

HUNT COUNTY DISTRICT CLERK
PO BOX 1437
GREENVILLE, TX 75403

BY *Shana Lee*

ACCT#: 49175
File#: 230203
pmcarthur@pbfc.com

CLERK: FILE WITH SECOND AMENDED PETITION:

HUNT COUNTY ET AL

§ IN THE 196TH DISTRICT COURT
§

VS.

§ IN AND FOR

MARY BUTLER IRREVOCABLE TRUST
7.13.16

§
§ 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

File #: 230203

SIGN BOTH COPIES
FILE ONE COPY
POST ONE COPY

NO. TAX22436

HUNT COUNTY ET AL § IN THE 196TH DISTRICT COURT

VS. § IN AND FOR

MARY BUTLER IRREVOCABLE TRUST § HUNT COUNTY, TEXAS
7.13.16

PLAINTIFFS SECOND AMENDED PETITION

TO THE HONORABLE JUDGE OF SAID COURT:

Now come(s) the taxing districts set out below:

COMMERCE INDEPENDENT SCHOOL DISTRICT, HUNT COUNTY and HUNT
MEMORIAL HOSPITAL DISTRICT

on behalf of themselves and all taxing districts for whom they collect. Each is a political subdivision of the State of Texas, each is legally constituted and authorized to impose and/or collect ad valorem taxes, and each is hereinafter called "Plaintiff", whether one or more, original or intervenor, and for such cause of action would show the following:

1. The name(s) and address(es) of Defendants is/are:

MARY BUTLER IRREVOCABLE TRUST 7.13.16 BY SERVING
JACK W BUTLER, TRUSTEE
2518 TAYLOR ST
COMMERCE, TX 75428

MARY BUTLER IRREVOCABLE TRUST 7.13.16 BY SERVING
ANNA BUTLER, TRUSTEE
14750 CANDLEGLOW RD
FAYETTEVILLE, AR 72701

ESTATE OF MARY BUTLER, In Rem Only,

and the unknown owner or unknown owners, and any all other persons unknown; including adverse claimants owning or claiming any legal or equitable interest in or lien upon the real property herein described; the heirs and legal representatives known and unknown of the named defendants who may be stockholders of any of the named parties which may be corporations, foreign, domestic, defunct or otherwise, and any successors, heirs or assigns of such corporations.

Said Defendant(s) currently own(s) or claim(s) an interest in the property hereinafter described and/or owned the hereinafter described property on the first day of January of each of the years for

which taxes are due and owing. Discovery is intended to be conducted under Level 2 pursuant to Rule 190 of the Texas Rules of Civil Procedure.

2. The taxes in the amounts and for the years shown below were legally imposed on each separately described property and on the respective person named (if known) who owned the property on January 1 of such years. Such taxes are delinquent and owing, along with penalties and interest authorized by law and detailed below:

Property Code: 42757 CPC: 2605-0020-0141-31

Description: Tract #1 - S2605 COWAN S C ADDITION BLK 2 LOT 14A (PT & ALL OF 15) ACRES .3185

Year	Taxes	Pen & Int	Total
2021	\$1,301.76	\$1,182.00	\$2,483.76
2022	\$1,933.92	\$1,477.51	\$3,411.43
2023	\$1,805.77	\$1,119.58	\$2,925.35
2024	\$1,850.79	\$880.97	\$2,731.76
Total For: COMMERCE INDEPENDENT SCHOOL DISTRICT			\$11,552.30

Year	Taxes	Pen & Int	Total
2021	\$425.94	\$386.75	\$812.69
2022	\$484.11	\$334.28	\$818.39
2023	\$482.50	\$266.59	\$749.09
2024	\$476.74	\$197.61	\$674.35
Total For: HUNT COUNTY			\$3,054.52

Year	Taxes	Pen & Int	Total
2021	\$234.48	\$212.90	\$447.38
2022	\$280.07	\$193.39	\$473.46
2023	\$284.03	\$156.93	\$440.96
2024	\$295.43	\$122.46	\$417.89
Total For: HUNT MEMORIAL HOSPITAL DISTRICT			\$1,779.69

Total Due For Property	\$16,386.51
Research Fee:	\$300.00
Total for: December, 2025	\$16,686.51

(This amount does not include court costs which must be paid prior to dismissal).

The property is specifically described as follows:

Property Code: 42757

TRACT #1: BEING 0.3185 ACRES, MORE OR LESS, S C COWAN ADDITION, BLOCK 2, LOT 14A (BEING PART OF 14 AND ALL OF 15) AS DESCRIBED IN WARRANTY DEED VOLUME 919 PAGE 73 RECORDED JUNE 23, 1983; GIFT DEED, DOC#2014-8958; QUITCLAIM DEED, DOC#2015-10201; WARRANTY DEED, DOCUMENT# 2016-9652, RECORDED JULY 28, 2016;

AND QUIT CLAIM DEED, DOC#2017-06576, IN THE DEED RECORDS OF
HUNT COUNTY TEXAS - R42757

In addition to the amounts stated above, Plaintiff(s) sue(s) for costs of court, foreclosure sale expenses and research expenses for determining the name, identity and location of necessary parties and in procuring necessary legal descriptions of the property, and other costs, all as authorized by law. Further, Plaintiff(s) sue(s) for all additional taxes which become delinquent on such property prior to judgment, as well as any additional penalties and interest which accrue prior to or after judgment, to the date of sale.

3. Plaintiff(s) would show that all conditions precedent to the right to levy said taxes were performed as required by law; that all of said taxes were authorized by law; and that all things required by law have been duly and legally performed by the proper officials.

4. Plaintiff(s) would further show that the Attorney signing this petition is legally authorized to prosecute this suit on behalf of the taxing unit and Plaintiff(s) therefore request(s) attorney fees as provided by law.

5. Each tract of the said above-described real estate and/or item of personal property was, on January 1st of the aforesaid years and at the time said taxes were imposed, located within the boundaries of each of said taxing units and within the boundaries of HUNT COUNTY, TEXAS. Each taxing unit asserts a lien on each separately described property listed above to secure the payment of all taxes, penalties, interest and costs due.

6. Defendant(s) shall take notice of all pleas and interventions which may be filed by Plaintiff(s) or any party intervening.

7. Plaintiff(s) would show that the party or parties who owned the property, described above, on January 1 of the years indicated are indebted to Plaintiff taxing units for said taxes, penalties and interest, and are liable for all costs herein. Plaintiff(s) seek personal liability against such owners, as well as foreclosure of the tax lien on each separately described property. As to all other Defendants, Plaintiffs' action is a proceeding in rem only, whereby Plaintiff(s) seek(s) to foreclose the tax lien(s) on each separately described property listed in satisfaction of the taxes, penalties, interest and all costs due or to become due herein.

WHEREFORE, Plaintiff(s) pray that Defendant(s) be cited to appear and answer herein and that on final hearing recover the following:


A. Personal judgment against such Defendant(s) who owned the property described herein on January 1st of the years indicated above, for all taxes, penalties, interest, attorney fees, and costs that are due or will become due;

B. Foreclosure of the tax lien(s), issuance of an order of sale and/or execution on the property described above and payment of all taxes, penalties, interest, and costs that are due or will become due and that are secured by such tax lien(s), which tax lien(s) is first, prior and/or superior to any other interest in said property; and

C. Such other and further relief to which Plaintiff(s) may be entitled.

Respectfully submitted,

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.
ATTORNEYS AT LAW
110 N COLLEGE AVE STE 1202
TYLER, TX 75702
(903) 597-7664 FAX:(903) 597-6298

BY 

Patrick K. Woods / Bar #24095035
pwoods@pbfc.com
Patrick S. McArthur / Bar #24058730
pmcarthur@pbfc.com
Elissa A. Hugman / Bar #24086254
ehugman@pbfc.com

ACCT#: 49175
File #: 230203

CERTIFICATE OF SERVICE

This instrument was served in accordance with Rule 21 and 21a of the Texas Rules of Civil

Procedure on this _____, 2025.

Patrick K. Woods / Bar #24095035
pwoods@pbfc.com
Patrick S. McArthur / Bar #24058730
pmcarthur@pbfc.com
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