

CITATION BY POSTING

CAUSE NO. TAX22703

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: JOHNNY D STEPHENS, In Rem Only, DECEASED, AND
 THE UNKNOWN HEIRS

SANDRA N STEPHENS, In Rem Only, DECEASED, AND
THE UNKNOWN HEIRS

ROBERT ODELL STEPHENS, In Rem Only, DECEASED,
AND THE UNKNOWN HEIRS

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: R32876

TRACT #1: BEING 5.2255 ACRES, MORE OR LESS, PART OF THE J. PREWITT SURVEY, ABSTRACT 851, HUNT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN DOC# 1980-7210, RECORDED SEPTEMBER 9, 1980, VOL 857, PAGE 233, HUNT COUNTY, TEXAS AND FURTHER DESCRIBED IN DOC# 2011-4620, RECORDED MAY 5, 2011, IN THE DEED RECORDS OF HUNT COUNTY, TEXAS. R32876

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

\$27,318.12, 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 JOHNNY D STEPHENS,

SANDRA N STEPHENS, DONNA JO STEPHENS, SHANNON DALE STEPHENS, ROBERT ODELL STEPHENS, BLAINE THOMAS STEPHENS, GARRETT ODELL STEPHENS, as Defendants by Original Petition filed on the 14th day of March, 2024, styled HUNT COUNTY, ET AL. vs. JOHNNY STEPHENS AND SANDRA STEPHENS. 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 TAX22703. 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 Intervenors, 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 AUGUST 26, 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 9th day of JULY, 2024.



Shana Bradling

HUNT COUNTY DISTRICT CLERK
PO BOX 1437
GREENVILLE, TX 75403

BY *Shana Lee*

ACCT#: 52094
File#: 240003
pmcarthur@pbfc.com

CLERK: FILE WITH ORIGINAL PETITION:

NO. TAX22703

HUNT COUNTY, ET AL.	§	IN THE 196TH DISTRICT COURT
	§	
VS.	§	IN AND FOR
	§	
JOHNNY STEPHENS AND SANDRA STEPHENS	§	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 #: 240003

SIGN BOTH COPIES
FILE ONE COPY
POST ONE COPY

NO. TAX22703

HUNT COUNTY, ET AL.	§	IN THE 196TH DISTRICT COURT
	§	
VS.	§	IN AND FOR
	§	
JOHNNY STEPHENS AND SANDRA STEPHENS	§	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 #: 240003

SIGN BOTH COPIES
FILE ONE COPY
POST ONE COPY

TAX22703
NO. _____

Hunt County - 196th District Court

HUNT COUNTY, ET AL. § IN THE _____ DISTRICT COURT

VS. § IN AND FOR

JOHNNY STEPHENS AND SANDRA § HUNT COUNTY, TEXAS
STEPHENS

PLAINTIFFS ORIGINAL PETITION

TO THE HONORABLE JUDGE OF SAID COURT

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

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:

JOHNNY D STEPHENS, In Rem Only, DECEASED, AND THE UNKNOWN
HEIRS

SANDRA N STEPHENS, In Rem Only, DECEASED, AND THE UNKNOWN
HEIRS

DONNA JO STEPHENS
5100 CR 2648
ROYSE CITY, TX 75189

SHANNON DALE STEPHENS
5843 CR 2646
ROYSE CITY, TX 75189

ROBERT ODELL STEPHENS, In Rem Only, DECEASED, AND THE UNKNOWN
HEIRS

BLAINE THOMAS STEPHENS (AS HEIR TO ROBERT ODELL STEPHENS)
216 VICTORIA DR
ROYSE CITY, TX 75189

GARRETT ODELL STEPHENS (AS HEIR TO ROBERT ODELL STEPHENS)
 300 LEFTWICH ST
 MOUNT VERNON, TX 75457

and the unknown owner(s) and any and all other persons unknown, including adverse claimants or heirs owning or claiming any legal or equitable interest in or lien upon the real property herein described, and 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: R32876 CPC: 0851-0030-0000-91
 Description: Tract #1 - A0851 PREWITT JOSEPH,TRACT 3, ACRES 5.2255

Year	Taxes	Pen & Int	Total
1993	\$298.61	\$1,399.88	\$1,698.49
1995	\$362.94	\$1,596.94	\$1,959.88
1998	\$315.56	\$1,252.14	\$1,567.70
1999	\$473.66	\$1,811.27	\$2,284.93
2000	\$521.62	\$1,919.56	\$2,441.18
2001	\$520.78	\$1,841.48	\$2,362.26
2002	\$551.46	\$1,870.55	\$2,422.01
2004	\$564.23	\$1,751.37	\$2,315.60
2005	\$714.01	\$2,113.47	\$2,827.48
2006	\$776.04	\$2,185.33	\$2,961.37
2007	\$767.11	\$2,049.72	\$2,816.83
2008	\$669.10	\$1,691.48	\$2,360.58
2009	\$718.92	\$1,713.90	\$2,432.82
2010	\$682.02	\$1,527.72	\$2,209.74
2011	\$693.29	\$1,453.14	\$2,146.43
2012	\$729.37	\$1,423.73	\$2,153.10
2013	\$729.16	\$1,318.32	\$2,047.48
2014	\$697.05	\$1,159.89	\$1,856.94
2015	\$595.94	\$905.82	\$1,501.76
2016	\$643.92	\$886.03	\$1,529.95
2017	\$698.31	\$860.32	\$1,558.63
2018	\$802.16	\$872.75	\$1,674.91

2019	\$924.30	\$872.54	\$1,796.84
2020	\$948.77	\$759.02	\$1,707.79
2021	\$1,027.41	\$673.99	\$1,701.40
2022	\$1,108.62	\$497.77	\$1,606.39
2023	\$1,295.69	\$328.46	\$1,624.15
Total For: HUNT COUNTY			\$55,566.64

Year	Taxes	Pen & Int	Total
1993	\$147.33	\$690.68	\$838.01
1995	\$170.19	\$748.84	\$919.03
1998	\$120.74	\$479.09	\$599.83
1999	\$154.96	\$592.57	\$747.53
2000	\$177.50	\$653.20	\$830.70
2001	\$181.20	\$640.73	\$821.93
2002	\$216.15	\$733.18	\$949.33
2004	\$223.43	\$693.53	\$916.96
2005	\$269.06	\$796.42	\$1,065.48
2006	\$292.44	\$823.51	\$1,115.95
2007	\$294.26	\$786.27	\$1,080.53
2008	\$281.95	\$712.77	\$994.72
2009	\$302.94	\$722.21	\$1,025.15
2010	\$287.39	\$643.75	\$931.14
2011	\$293.63	\$615.45	\$909.08
2012	\$311.09	\$607.25	\$918.34
2013	\$308.12	\$557.08	\$865.20
2014	\$318.11	\$529.33	\$847.44
2015	\$271.97	\$413.40	\$685.37
2016	\$305.09	\$419.81	\$724.90
2017	\$329.19	\$405.56	\$734.75
2018	\$369.15	\$401.63	\$770.78
2019	\$418.06	\$394.65	\$812.71
2020	\$495.32	\$396.26	\$891.58
2021	\$565.61	\$371.04	\$936.65
2022	\$620.46	\$278.59	\$899.05
2023	\$762.73	\$193.36	\$956.09
Total For: HUNT MEMORIAL HOSPITAL DISTRICT			\$23,788.23

Total Due For Property	\$79,354.87
Research Fee:	\$300.00
Total for: March, 2024	\$79,654.87

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

The property is specifically described as follows:

Property Code: R32876

TRACT #1: BEING 5.2255 ACRES, MORE OR LESS, PART OF THE J. PREWITT SURVEY, ABSTRACT 851, HUNT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN DOC# 1980-7210, RECORDED SEPTEMBER 9, 1980, VOL 857, PAGE 233, HUNT COUNTY, TEXAS AND FURTHER DESCRIBED IN DOC# 2011-4620, RECORDED MAY 5, 2011, IN THE DEED RECORDS OF HUNT COUNTY, TEXAS. R32876

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 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), except those designated otherwise above, 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.
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File #: 240003

Acct#: 52094