

CITATION BY POSTING

CAUSE NO. 16-1230-CV

THE COUNTY OF GUADALUPE, TEXAS

PLAINTIFF

VS.

RHEANA RODRIGUEZ, ET AL

DEFENDANT

IN THE DISTRICT COURT

25TH JUDICIAL DISTRICT

GUADALUPE COUNTY, TEXAS

COPY

THE STATE OF TEXAS

COUNTY OF GUADALUPE

In the name and by the authority
of the State of Texas, Notice is
hereby given as follows:

TO: MARIA BARRIENTOS

if living, and if any or all of the above named defendants be dead, the unknown heirs of each or all of said above named persons who may be dead, and the unknown heirs of the unknown heirs of said above named persons, and the unknown owner or owners of the hereinafter described land, and the executors, administrators, guardians, legal representatives, legatees and devisees of the above named persons, and any and all other persons, including adverse claimants, the unknown stockholders of any defunct corporations, their successors, heirs and assigns, owning or having or claiming any legal or equitable interest in or lien upon the **PROPERTY(S)** described on the attached Schedule A, delinquent to Plaintiff herein, for taxes, all of said **PROPERTY(S)** being located in said County and State, and said **PROPERTY(S)** being described on the attached Schedule A.

Which said **PROPERTY(S)** is delinquent to Plaintiff for taxes in the amount of \$2,220.20, exclusive of interest, penalties and costs, and there is included in this suit in addition to the taxes all interest, penalties and costs thereon, allowed by law up to and including the date of judgment herein.

You are notified that a lawsuit has been brought by the **PLAINTIFF**, named on the attached Schedule A, against **DEFENDANTS**, by petition filed on May 31, 2016, in the above styled lawsuit for collection of taxes on said **PROPERTY(S)** and that said lawsuit is now pending in the Court referenced above, and the file number of said lawsuit is Cause Number listed above, that the names of all taxing units which assess and collect taxes on the **PROPERTY(S)** not made parties to this suit are **INTERVENORS**.

Plaintiff and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the **PROPERTY(S)**, and in addition to the taxes all interest, attorney's fees, 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.

Plaintiff 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, attorney's fees, 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 **PLAINTIFF**, 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, at any time thereafter up to the day of judgment, including all interest, penalties, attorney's fees, 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 named on attached Schedule A who may intervene herein and set up their respective tax claims against said property.

You have been sued. You may employ an attorney. If you or your attorney does not file an answer with the clerk of the court who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 days after the issuance of this citation, a default judgment may be taken against you. You are hereby commanded to appear and defend such suit at or before 10:00 a.m. on the first Monday after the expiration of 42 days from and after the date of issuance of this citation as set out below, said appearance and answer date being the 19th day of December, 2016, (which is the return day of such citation), before the honorable Court, to be held at the courthouse of said county, then 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 PLAINTIFF 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 lawsuit.

This citation is issued and given under my hand and seal of said Court in the City of Seguin, Guadalupe County, Texas, this the 4th day of November, 2016.

Debra Crow
CLERK OF THE DISTRICT COURT
211 W. Court St., Suite 209
Seguin, Texas 78155-5730
(830) 303-4188 x1310
Fax: (830) 303-1943

McCREARY, VESELKA, BRAGG & ALLEN, P.C.
ATTORNEYS FOR PLAINTIFF
P.O. Box 537
Seguin, Texas 78156-0537
(830) 379-5600
Fax: (830) 379-2202

BY: Colinda M. Bruner
(Clerk/Deputy Clerk)



Matthew Tepper
State Bar Number 24029008
mmtepper@mvalaw.com

CAUSE NO. 16-1230-CV

THE COUNTY OF GUADALUPE, TEXAS

PLAINTIFF

VS.

RHEANA RODRIGUEZ, ET AL

DEFENDANT

IN THE DISTRICT COURT

25TH JUDICIAL DISTRICT

GUADALUPE COUNTY, TEXAS

RETURN ON CITATION BY POSTING
IN DELINQUENT TAX SUIT

Came to hand on the _____ day of _____, 20__ at _____ o'clock AM/PM and I executed the Citation by Posting by posting same at the Courthouse door of the Guadalupe County Courthouse in Seguin, Texas, on the _____ day of _____, 20__, which is at least 28 days prior to the return day fixed in the citation.

My name is _____ and I am an employee of the Guadalupe County Sheriff's Office. I am executing this return as part of my assigned duties and responsibilities. I declare under penalty of perjury that the foregoing is true and correct pursuant to the provisions of Section 132.001(f) of Civil Practice and Remedies Code.

Executed in Guadalupe County, Texas on this the _____ day of _____, _____.

Sheriff, Guadalupe County, Texas

By _____
Deputy

SCHEDULE A

PLAINTIFF IS: The County of Guadalupe, Texas, collecting property taxes for itself and for The City of Seguin, Texas and Seguin Independent School District

DEFENDANTS ARE:

Rheana Rodriguez (Personal Liability) (Interest in Tract 1)

Maria Barrientos (No Personal Liability) (Interest in Tract 1)

PLAINTIFF SEEKS a personal judgment for all amounts due against DEFENDANTS designated "Personal Liability". PLAINTIFF DOES NOT SEEK a personal judgment for any of the amounts due against DEFENDANTS designated "No Personal Liability". PLAINTIFF SEEKS foreclosure of the tax liens on the PROPERTY as to all the DEFENDANTS.

PROPERTY AND AMOUNTS DUE:

Tract: 1

Account Number: R1375/1G0020044800D00000

Property Description: Lot D, Block 448, Acre Addition to the City of Seguin aka Acre Block 36, NCB 448, H. Branch Survey, Abstract 6, Guadalupe County, Texas

Approximate Property Address: 729 E. Walnut

Deed Reference: Volume 2932, Page 0067

Assessed Name: RODRIGUEZ RHEANA

\$4,161.04 Due to The County of Guadalupe, Texas
For Tax Years: 2006-2009, 2013-2015

\$4,161.04 TOTAL DUE (11/2016)

TOTAL AMOUNTS DUE:

\$4,161.04 Due to The County of Guadalupe, Texas

\$175.00 Title Research Fee

\$4,336.04 TOTAL DUE (11/2016)

\$4,362.43 TOTAL DUE (12/2016)

IN ADDITION TO THE DELINQUENT TAXES AND TITLE RESEARCH FEES, THERE ARE COURT COSTS WHICH MUST BE PAID. CONTACT THE DISTRICT CLERK'S OFFICE AT (830) 303-4188 X1310 FOR THE AMOUNT OF COURT COSTS THAT MUST BE PAID BEFORE THIS LAWSUIT CAN BE DISMISSED.

IF THIS LAWSUIT HAS NOT BEEN DISMISSED, DELINQUENT TAXES FOR SUBSEQUENT TAX YEARS ON THIS PROPERTY ARE AUTOMATICALLY INCLUDED IN THIS LAWSUIT ON THE FIRST DAY OF DELINQUENCY AND INCUR STATUTORY PENALTIES, INTEREST AND ATTORNEY FEES AUTHORIZED BY THE PROPERTY TAX CODE.