

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

May 30, 2018

(281) 341-8608
Fax (281) 341-8609

Merline Faust
16726 Village Trace Dr.
Houston, TX 77053

Reference: Account Number: 5955-01-002-0470-907
Tax Year 2017, Precinct 2

Dear Ms. Faust:

The County has received your request to waive penalty and interest on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Fort Bend Independent School District which represents a total amount of \$137.12 for penalties assessed on the referenced account for tax year 2017. The Tax Assessor's Office has conducted research on your account; a copy of the research is enclosed with this letter, and has also been provided to the Commissioners Court.

The information you provided, along with the Tax Office research, has been placed on the Agenda, becoming part of public record, for the Commissioners Court meeting on Tuesday, June 12, 2018 at 1:00 p.m. Commissioners Court is located at the Historic Courthouse, 401 Jackson Street, 2nd Floor, in Richmond, Texas.

You are not required to appear in order for the Court to consider your request. Action by the Court is governed by guidelines under Texas Tax Code, Chapter 33, Section 33.011*, Commissioners Court cannot waive penalty, interest and/or collection fees unless there is evidence of an error by the appraisal district or the County. However, if you have any new information showing proof of an error that was not researched by the Tax Assessor and wish to discuss, please contact your Commissioner, Grady Prestage, prior to June 12, 2018, at telephone 281-403-8000 or by email at james.prestage@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

Robert E. Hebert

Enclosure

Copy: Commissioner Grady Prestage, Precinct No. 2

*Section 33.011(a)(1) of the Texas Tax Code states, "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency."



COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

Patsy Schultz, PCC
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

(281) 341-3710
Fax (281) 341-9267
Email: patsy.schultz@fortbendcountytexas.gov
www.fortbendcountytexas.gov

DATE: May 23, 2018

TO: County Judge Robert E. Hebert
Commissioner Vincent Morales
Commissioner Grady Prestage
Commissioner Andy Meyers
Commissioner James Patterson
Roy Cordes, County Attorney

FROM: Tammy Staton *T.S.*
Chief of Property Taxes

Re: Waiver of Penalty and Interest – Merline Faust: Account # 5955-01-002-0470-907, 2017 Tax Year;
Legal Description: Quail Village Sec 1, Block 2, Lot 47; Mailing Address: 16726 Village Trace Dr,
Houston, TX 77053

Precinct 2

Merline Faust is requesting a waiver of penalty and interest for the 2017 tax year, stating they did not receive a bill before the due date.

Tax Office Records Indicate:

- November 20, 2017 - 2017 Tax Statement for account # 5955-01-002-0470-907 was sent electronically to Wells Fargo Home Mortgage. Per Property Tax Code Section 31.01 (i-1) If an assessor mails a tax bill under subsection (a) or delivers a tax bill by electronic means under subsection (k) to a mortgagee of a property, the assessor is not required to mail or deliver by electronic means a copy of the bill to any mortgagor under the mortgage or to the mortgagor's authorized agent.
- February 20, 2018 – 2017 Reminder Notice was mailed to Faust Merline B, 16726 Village Trace Dr, Houston, TX 77053-5055. **This statement was not returned by the Post Office.**
- February 28, 2018 – Merline Faust called to request the penalty and interest to be removed. The Waiver instructions were provided to her.

- March 19, 2018 – Merline Faust made a payment of \$1,660.66 online (including March penalty and interest) and payment posted on March 21, 2018.
- There is no evidence of an error by the Fort Bend County Tax Office or Fort Bend Central Appraisal District.
- Fort Bend ISD has authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty and interest and allow the Fort Bend County Commissioners Court to make the determination based on 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account 5955-01-002-0470-907:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$1,113.29	\$100.20	\$100.20
FBC	\$410.25	\$36.92	\$36.92
Total	\$1,523.54	\$137.12	\$137.12

Total Penalty and Interest: \$137.12

I do not recommend waiver of penalty and interest for 2017. Property Tax Code Section 33.011 (a) (1). "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency..."

3/21/18
Mar 21 2018

Ms. Merline Bradley-Faust

16726 Village Trace Dr

Houston, Texas 77053

March 19, 2018

Attn: Fort Bend Tax Assessor Office

Re: Waiver of fees, tax penalty for late payment

This letter is to dispute my delinquent tax fees added to annual tax bill that I did not receive before January 31 due date. I paid off my home in 2017 with Wells Fargo Mortgage (Loan # 3) all Insurance/ tax bills were to be mailed directly to me; according to the WF representative. At the time of pay-off a Wells Fargo representative stated they would send me tax and insurance information directly to me so I can submit payments. This was not done, I received a late notice after the fact from all three agencies; was able to catch the other two but Fort Bend sent a late notice after the fact and informed me I had to send a letter to forward tax bill directly to me and state home is paid off-no mortgage. On March 19, 2018 I went to the Tax Assessor Office to deliver the letter and explain my case and pay the balance. Spoke with a clerk who stated my direct mailing information was placed into the system on February 20, 2018 after the tax due date! Original amount due was \$1523.54 a payment of \$1660.66 was made online by e-payment.

This is my formal notice that I, Merline Bradley-Faust is to receive all tax bill directly to my bill/home address at: 16726 Village Trace Drive, Houston, Texas 77053. I am requesting to dispute late, interest fees for account #5955-01-002-0470-907.

Sincerely,



Merline Faust

16726 Village Trace Dr, Houston, Texas 77053

Legal description: QUAIL VILLAGE SEC 1, BLOCK 2, LOT 47

Account No: 5955-01-002-0470-907

Tax year: 2018

Enclosed 7 pages

From: Epaymentnotification@FortBend.PropertyTaxOffice.org
Sent: Monday, March 19, 2018 2:19 PM
To: msfaust4383@att.net
Subject: Your payment was submitted

This email is for your records. Please do not reply directly to this system-generated email. Contact the Tax Office directly if you have any questions.



Your payment was submitted to the tax office and will be submitted for approval to your financial institution. Please print this page for your records.

PROPERTY PAYMENT INFORMATION

5955010020470907

Tax Payment Amount:

\$1,660.66

FAUST MERLINE B
16726 VILLAGE TRACE DR
HOUSTON, TX 77053-5055

PAYMENT INFORMATION

Reference ID: 1998220

Payment Method: E-Check

Payment Date: March 19, 2018 02:19 PM

Total Payment: \$1,660.66

BANK ACCOUNT INFORMATION

Routing Number:

Account Number:

CONTACT INFORMATION

Name: Merline Bradley-Faust

Street: 16726 village trace drive

City: Houston

State: TX

Zipcode: 77053

EMail:

Phone:

DELINQUENT TAX STATEMENT DETAIL



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623
(281) 341-3710

Mall To:
FAUST MERLINE B
16726 VILLAGE TRACE DR
HOUSTON, TX 77053-5055

Legal Description:
QUAIL VILLAGE SEC 1, BLOCK 2, LOT 47

* **Account No:** 5955-01-002-0470-907

2017 Value: \$109,340
Appr. Dist. No.: R102780

Legal Acres: .0000
Parcel Address: 16726 VILLAGE TRACE DR

As of Date: 03/19/2018

Print Date: 03/19/2018 **Printed By:** JAMILLB

Year	Rec Type	Receipt	Tax Units	Delinq. Date MM/YY	Remaining Levy	IF PAID BY March 31, 2018		IF PAID BY April 30, 2018		IF PAID BY May 31, 2018	
						Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2017	TL	1	1	02/18	\$1,113.29	\$100.20	\$1,213.49	\$122.46	\$1,235.75	\$144.73	\$1,258.02
	TL	1	78	02/18	\$14.00	\$1.26	\$15.26	\$1.54	\$15.54	\$1.82	\$15.82
	TL	1	79	02/18	\$396.25	\$35.66	\$431.91	\$43.59	\$439.84	\$31.51	\$447.76
Subtotals for 2017:					\$1,523.54	\$137.12	\$1,660.66	\$167.59	\$1,691.13	\$198.06	\$1,721.60
TOTAL AMOUNT DUE:					\$1,523.54	\$137.12	\$1,660.66	\$167.59	\$1,691.13	\$198.06	\$1,721.60

Tax Unit Codes:

1 FORT BEND ISD 78 FORT BEND CO DRAINAGE 79 FORT BEND CO GEN FND

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.4% CONVENIENCE FEE PER ACCOUNT BY GOV PAY. NO FEE CHARGED FOR E-CHECK.

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

Print Date: 03/19/2018

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

32525

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/COLLECTOR
PO BOX 1028 - PAYMENT PROCESSING DEPT
SUGAR LAND, TX 77487-1028
(281) 341-3710

Appr. Dist. No.: R102780



5955-01-002-0470-907

FAUST MERLINE B
16726 VILLAGE TRACE DR
HOUSTON, TX 77053-5055

If Paid By	Amount Due
March 31, 2018	\$1,660.66
April 30, 2018	\$1,691.13
May 31, 2018	\$1,721.60
Amount Paid: \$	

000000R102780 047 0000166066 0000169113 0000172160 0000000000 5

Appraisal & Collection Terminal - FORT BEND COUNTY

Oracle

STATUS DETAIL

Account Information

Account No. 000010020470007 Tax Units Tax Unit Description Tax Unit Yr. Rec. Type Tax Unit

Certified On 03/10/2016 11:52:16 ACTFB

Address L JAMILLB

Amount F ACTUOTES V123

VIEW NOTE SEQ NO 6383446 - ACCOUNT NO 000010020470007

TX 17 REVERER NOTICE 6717 02/02/16 14:57:50 TO FAUST LERO.DE

16726 VILLAGE HTS-CE HOUSTON TX

77063-5025 - 43000000 81222 54

Year	Gross	Sec	Enty	Deb
2012	6383446	02/02/2016	14	57:50
2016	6383446	02/02/2016	17	57:50
2017	32081193	10/10/2016	23	
2014	1813801	06/03/2005	21	
2012	1666799	06/03/2005	21	
2012	1630107	06/03/2005	21	
2011	1348328	06/03/2005	21	
2010	1218179	06/03/2005	21	

Print Window Close Window

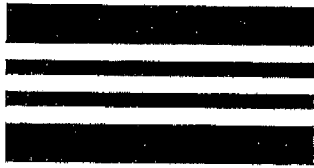
Close Window

DR

Deposit No: WPH
Validation No: 1
Account No: 59
Operator Code: STX

11:54 AM 3/9/2016

MSF



Wells Fargo Home Mortgage
MAC X9901-L1R
2701 Wells Fargo Way
Minneapolis, MN 55467
1-866-234-8271
Telephone: (727) 771-4000
Fax: (727) 771-4001

12/11/2017

MERLINE FAUST
16726 VILLAGE TRACE DRIVE
HOUSTON, TX 77053

12/11/2017

RE: Loan #:
Name: **MERLINE BRADLEY FAUST**
Addr: 16726 VILLAGE TRACE DRIVE
HOUSTON, TX 77053

Dear Homeowner or Agent;

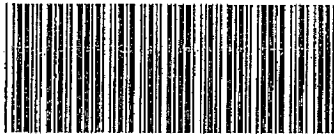
Enclosed is your recorded Satisfaction or Release of Mortgage.

Please retain the enclosed document for your records.

Thank you for doing business with Wells Fargo Home Mortgage

Sincerely,

Customer Service Representative
Nationwide Title Clearing, Inc. for
Wells Fargo Home Mortgage



401241472



recimg

File Loc: LSMT121442 RWFHRC 0536615453 WFHRC NOT DEFINED VFRE1218 others/ltrab_p WFHRC

2017134527
ELECTRONICALLY RECORDED
Official Public Records
12/8/2017 9:12 AM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 2 Fee: \$ 15.00

RELEASE OF LIEN

Loan Number

When Recorded Return To:
Wells Fargo Home Mortgage
C/O Nationwide Title Clearing,
Inc. 2100 Alt. 19 North
Palm Harbor, FL 34683

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS, that in light of the payment in full, according to the face and tenor thereof, of a certain promissory note in the original principal sum of \$26,469.00 secured by a certain Deed of Trust executed by MERLINE BRADLEY FAUST with INDEPENDENCE ONE MORTGAGE CORPORATION, as the Beneficiary, described in such Deed of Trust dated 08/01/1991 and recorded in Volume 2325, on Page 1654, or Clerk # of the records of Real Property of FORT BEND County, Texas;

LOT FORTY-SEVEN (47), IN BLOCK TWO (2) OF QUAIL VILLAGE, SECTION ONE (S), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 602/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property is commonly known as: 16726 VILLAGE TRACE DRIVE, HOUSTON, TX 77053.

Now therefore, WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE INC, as the beneficiary of the Deed of Trust securing payment of said note, does hereby release the Deed of Trust lien shown by said instrument to exist upon the previously described property, to secure payment of said note.

IN WITNESS WHEREOF, the said corporation has caused these to be signed by its duly authorized officer, this 07th day of December in the year 2017.

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE INC

Angela Pavao

ANGELA PAVAO

VICE PRESIDENT LOAN DOCUMENTATION

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

WFHRC 401241472 DOCR T041712-04:15:05 [C-2] ERCNTXN1_WFHRC



D0027787707

MBS

Loan Number

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 07th day of December in the year 2017, by Angela Pavao as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE INC, who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



SHEILAH MORRIS
COMM EXPIRES: 10/13/2020



SHEILAH MORRIS
Notary Public - State of Florida
My Commission #GG 38533
Expires October 13, 2020

Document Prepared By: Robert E. Fletcher - c/o NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683
(800)346-9152

When Recorded Return To: Wells Fargo Home Mortgage
C/O Nationwide Title Clearing, Inc. 2100 Alt. 19 North,
Palm Harbor, FL 34683

WFHRC 401241472 DOCR T041712-04:15:05 [C-2] ERCNTXN1_WFHRC



D0027787707



DUPLICATE TAX RECEIPT



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Certified Owner:

FAUST MERLINE B
16726 VILLAGE TRACE DR
HOUSTON, TX 77053-5055

Legal Description:

QUAIL VILLAGE SEC 1, BLOCK 2, LOT 47

Parcel Address: 16726 VILLAGE TRACE DR
Legal Acres: 0.0000

Remit Seq No: 38027201

Receipt Date: 03/19/2018

Deposit Date: 03/21/2018

Print Date: 05/15/2018 10:35 AM

Printed By: LORIMA

Deposit No: EK180321

Validation No: 19

Account No: 5955-01-002-0470-907

Operator Code: VEGA

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Fort Bend Isd	TL	84,340	1.320000	1,113.29	100.20	0.00	1,213.49
2017	Fort Bend Co Drainage	TL	87,472	0.016000	14.00	1.26	0.00	15.26
2017	Fort Bend Co Gen Fnd	TL	87,472	0.453000	396.25	35.66	0.00	431.91
					\$1,523.54	\$137.12	\$0.00	\$1,660.66

> - -

- - <

Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 0

Credit Cards: \$1,660.66

Exemptions on this property:

HOMESTEAD

Total Applied: \$1,660.66

Change Paid: \$0.00

PAYER:

MERLINE BRADLEY-FAUST
16726 VILLAGE TRACE DRIVE
HOUSTON, TX 77053

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1
21.1.194