

WHEN EXPERIENCE, REPUTATION AND PERFORMANCE MATTER



# COLLECTION REPORT TO BRAZORIA COUNTY

Submitted by: *Michael J. Darlow*

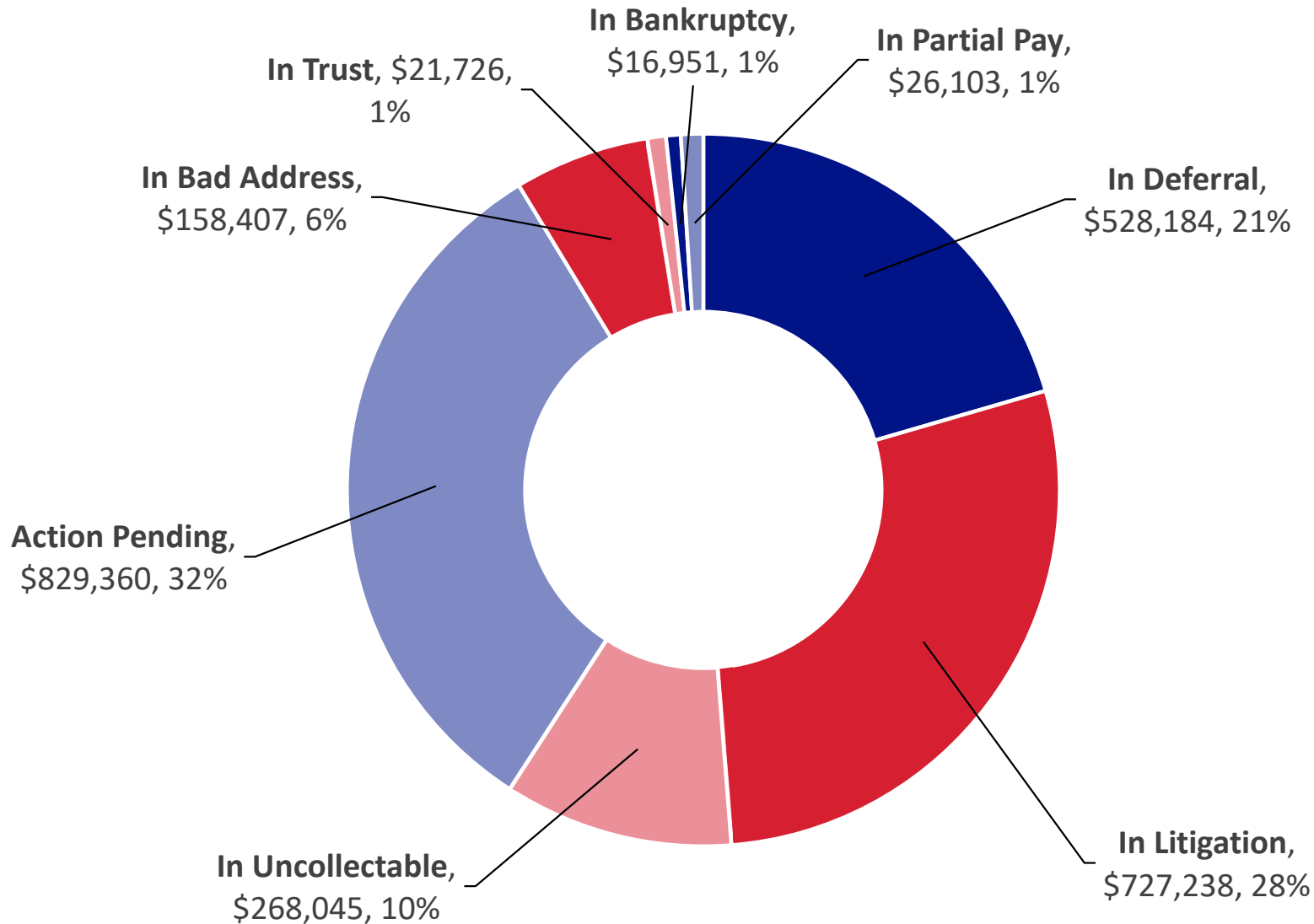
*March 2024*

*[www.pbfcml.com](http://www.pbfcml.com)*



# ACCOUNT BREAKDOWN CHART FOR BRAZORIA COUNTY

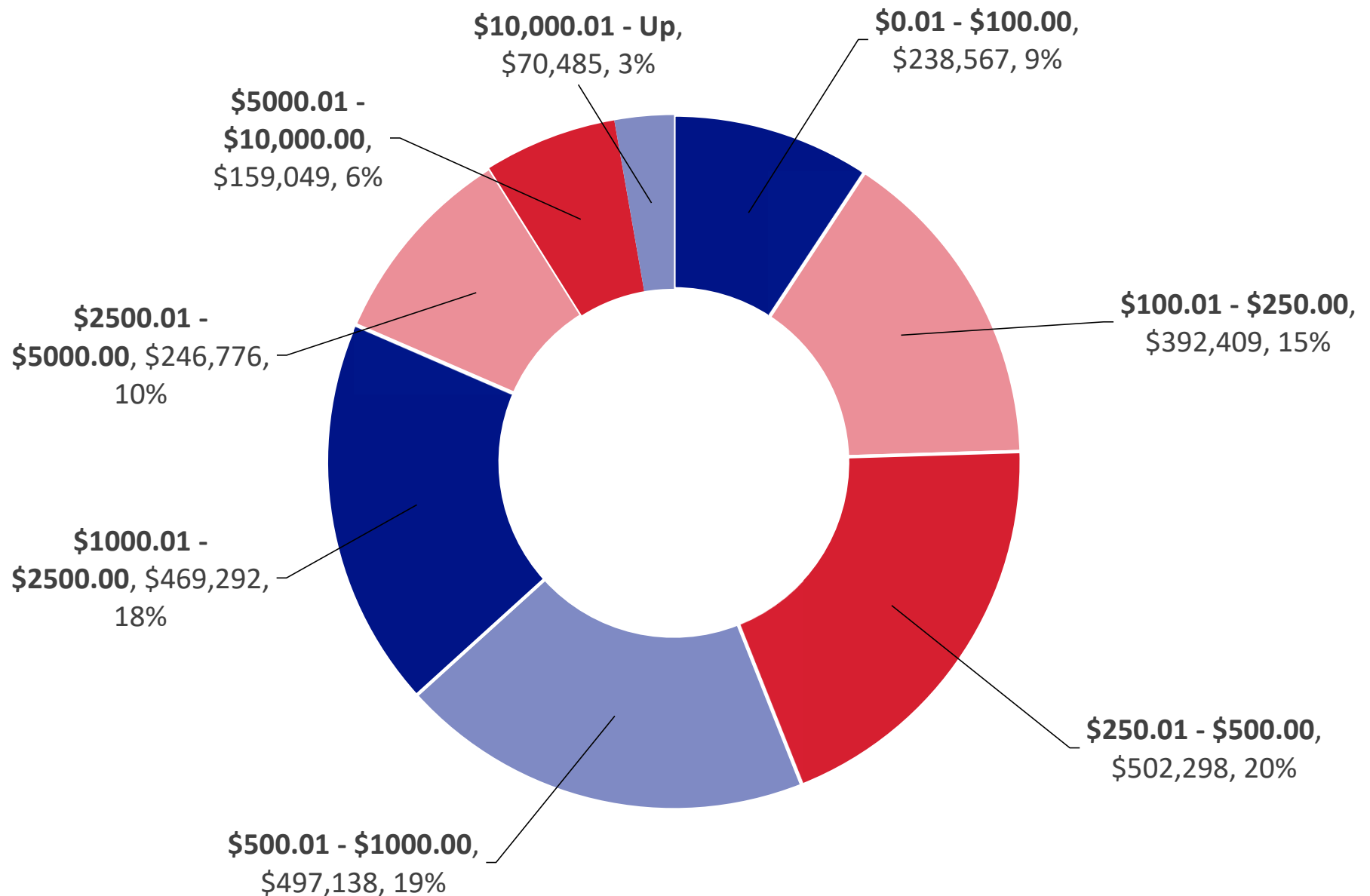
As of 3/11/2024 - Total Base Tax: \$2,576,014





# DOLLAR RANGE CHART FOR BRAZORIA COUNTY

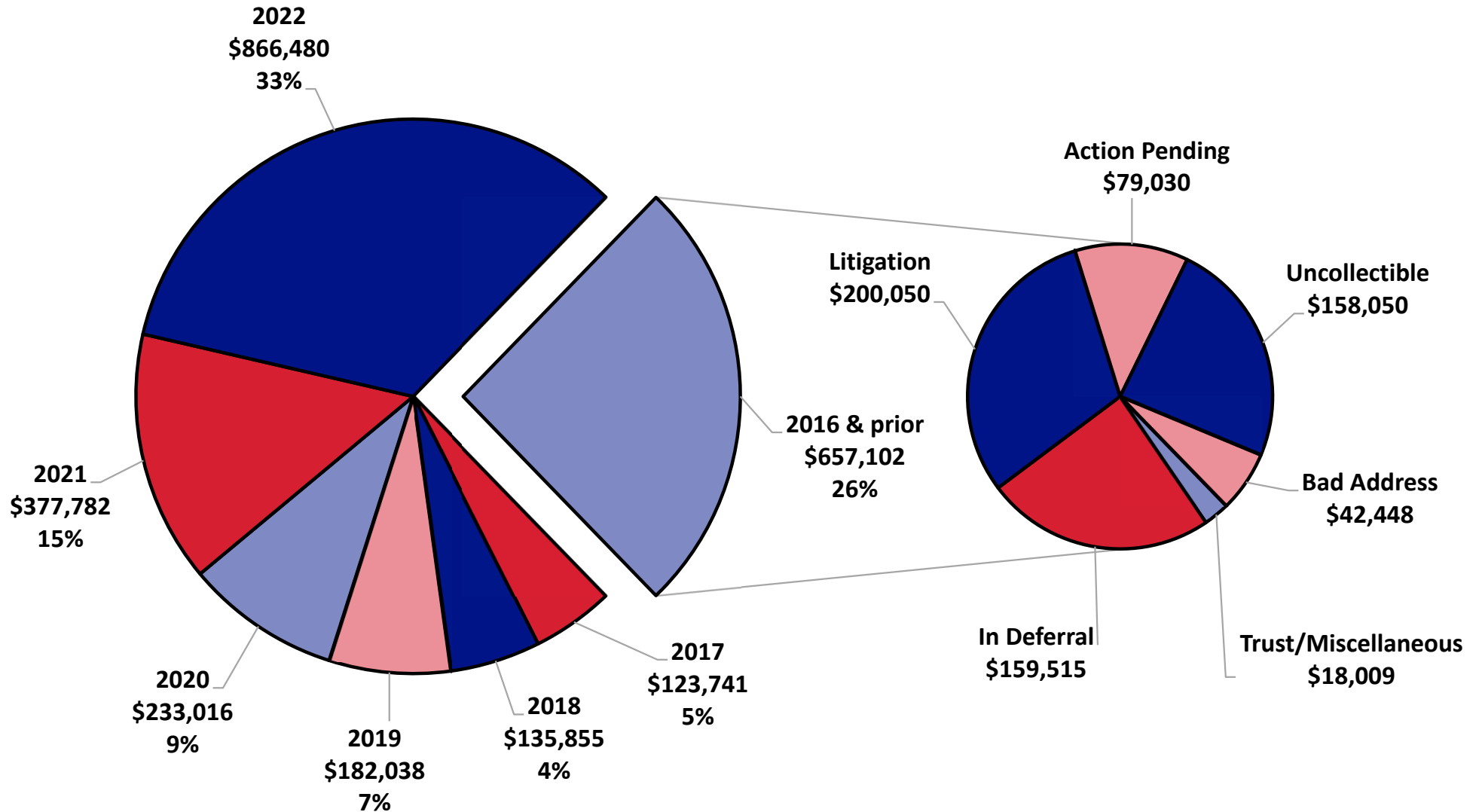
As of 3/11/2024 - Total Base Tax: \$2,576,014





# OUTSTANDING TAXES YEAR BY YEAR FOR BRAZORIA COUNTY

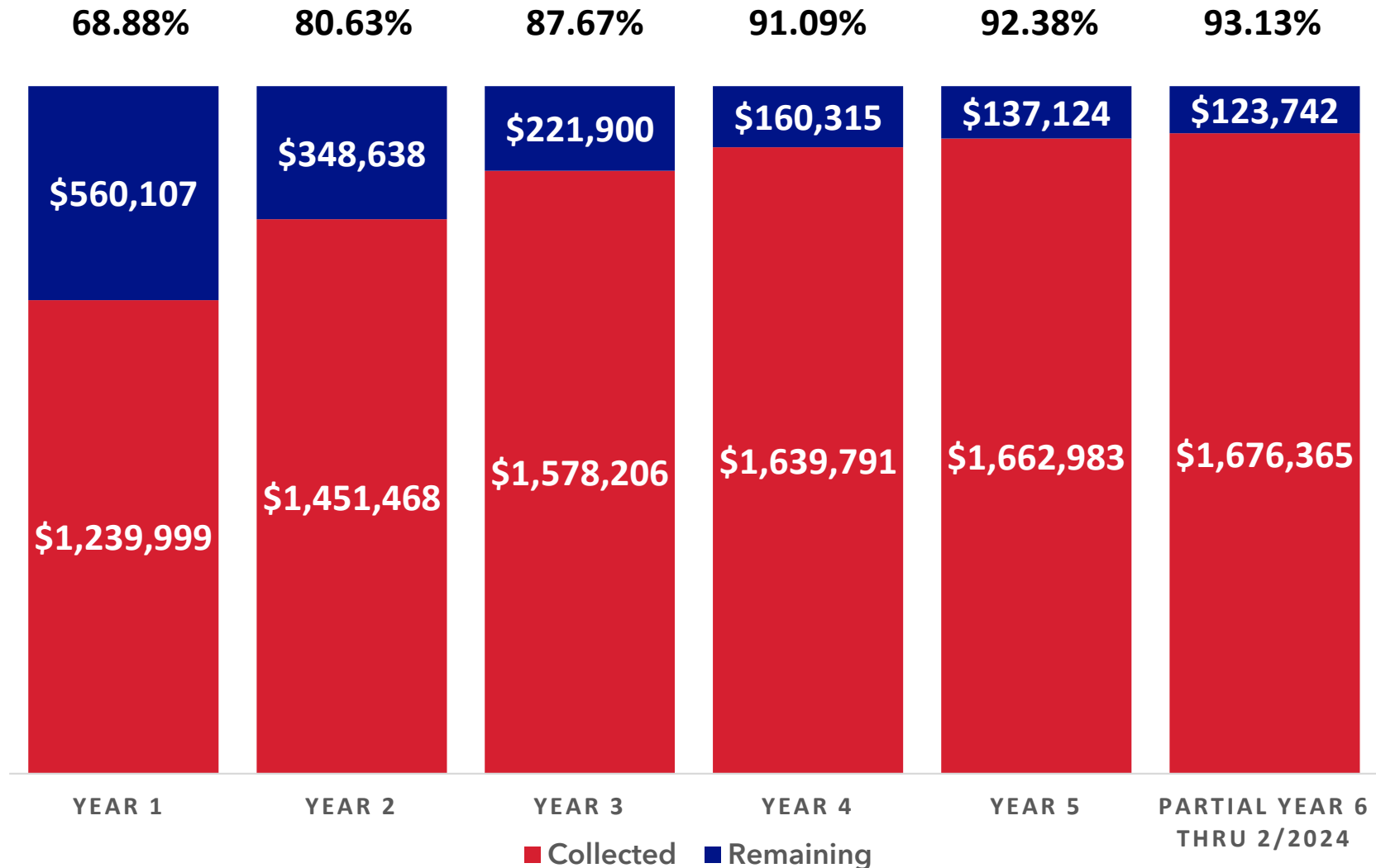
As of 3/11/2024 - Total Base Tax: \$2,576,014





# 2017 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

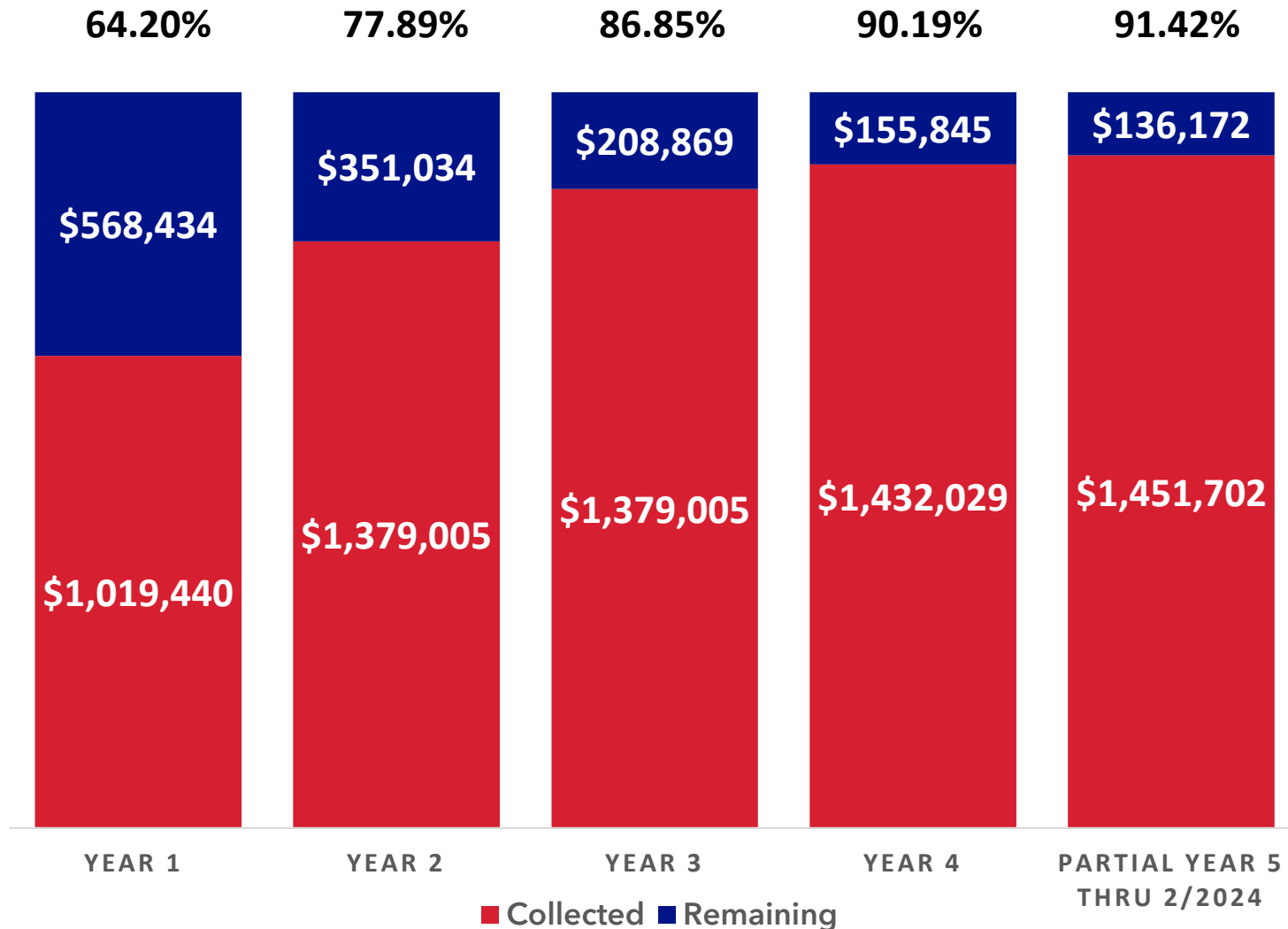
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,800,106





# 2018 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

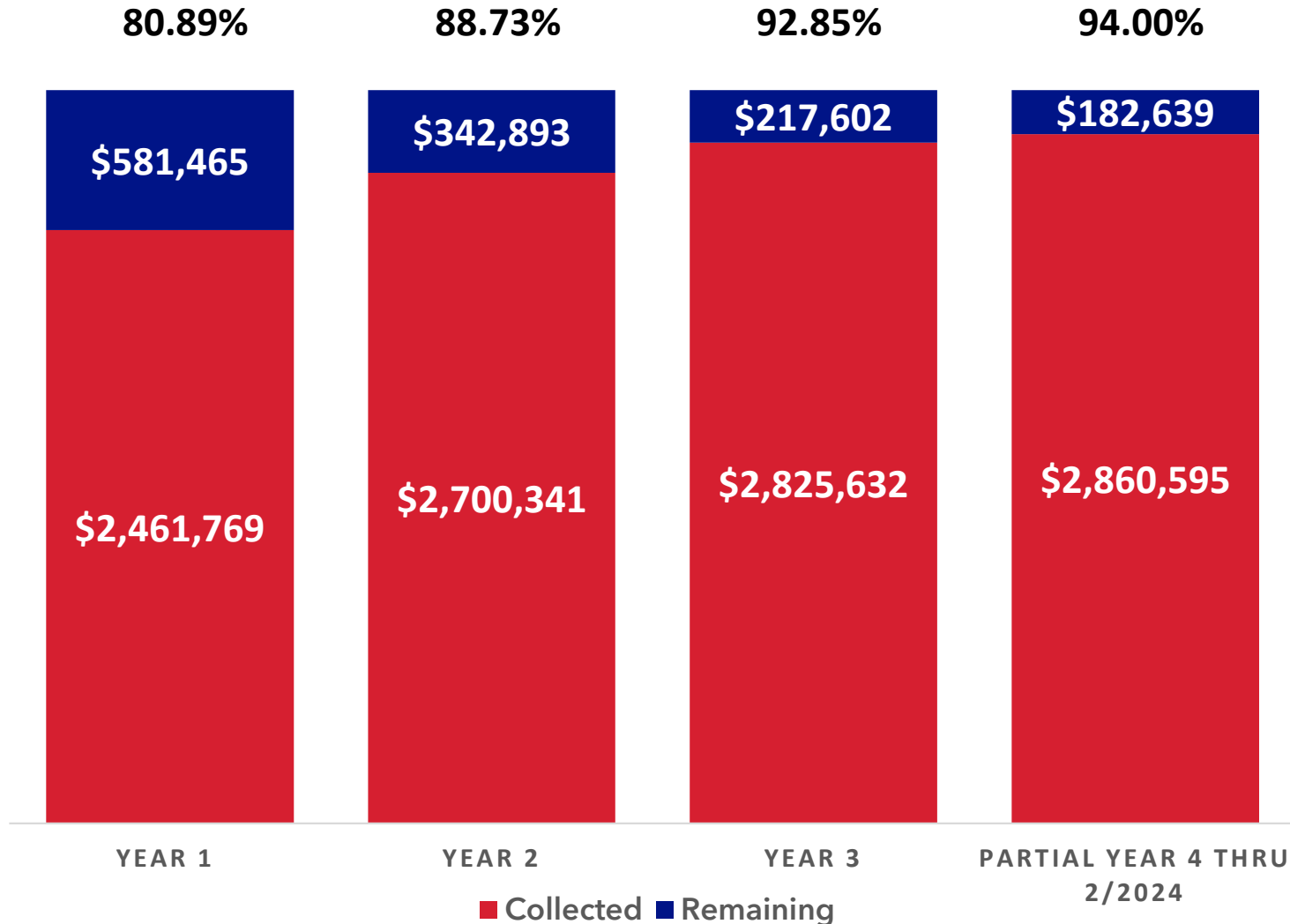
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,587,874





# 2019 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

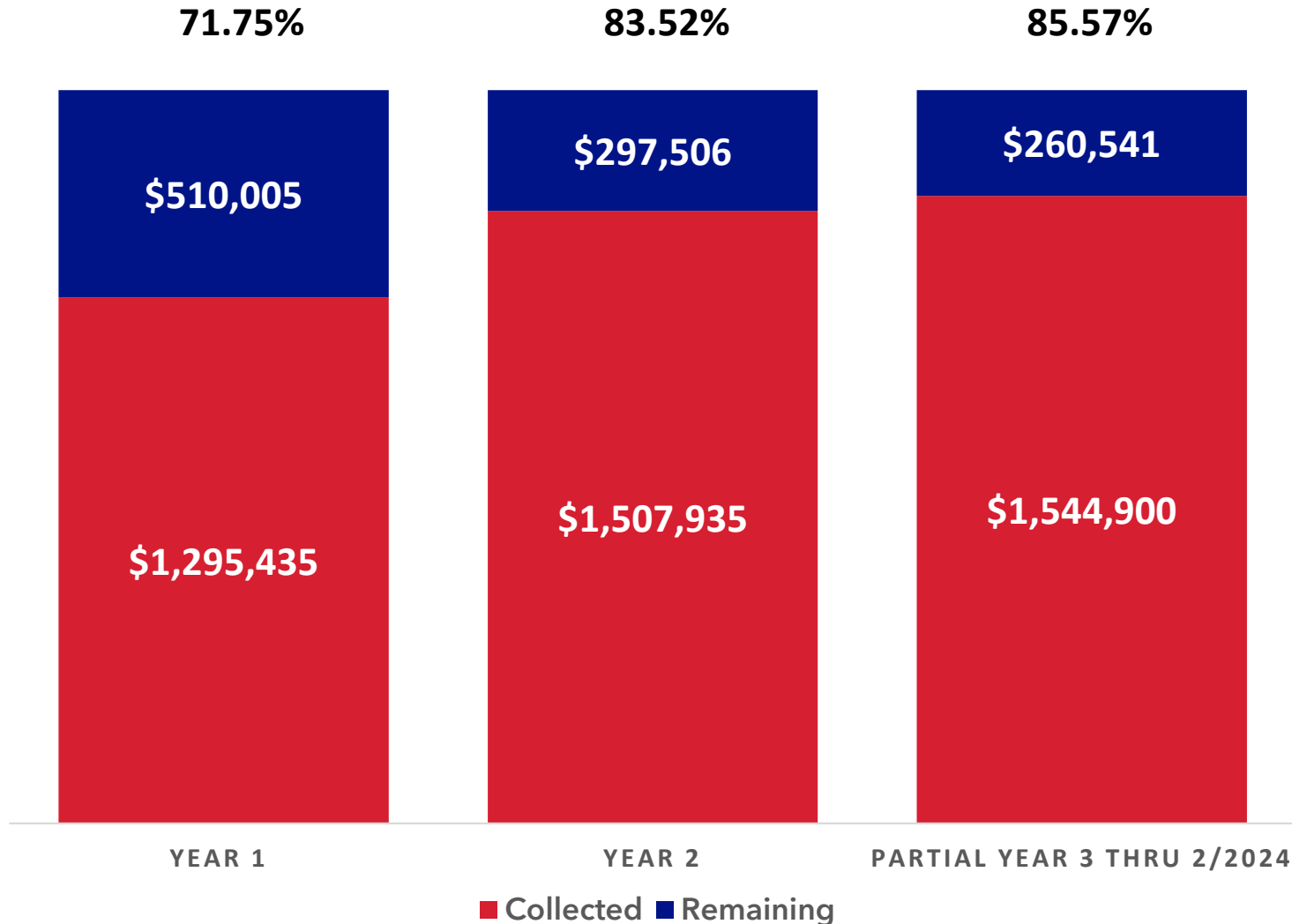
*As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$3,043,234*





# 2020 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,805,441

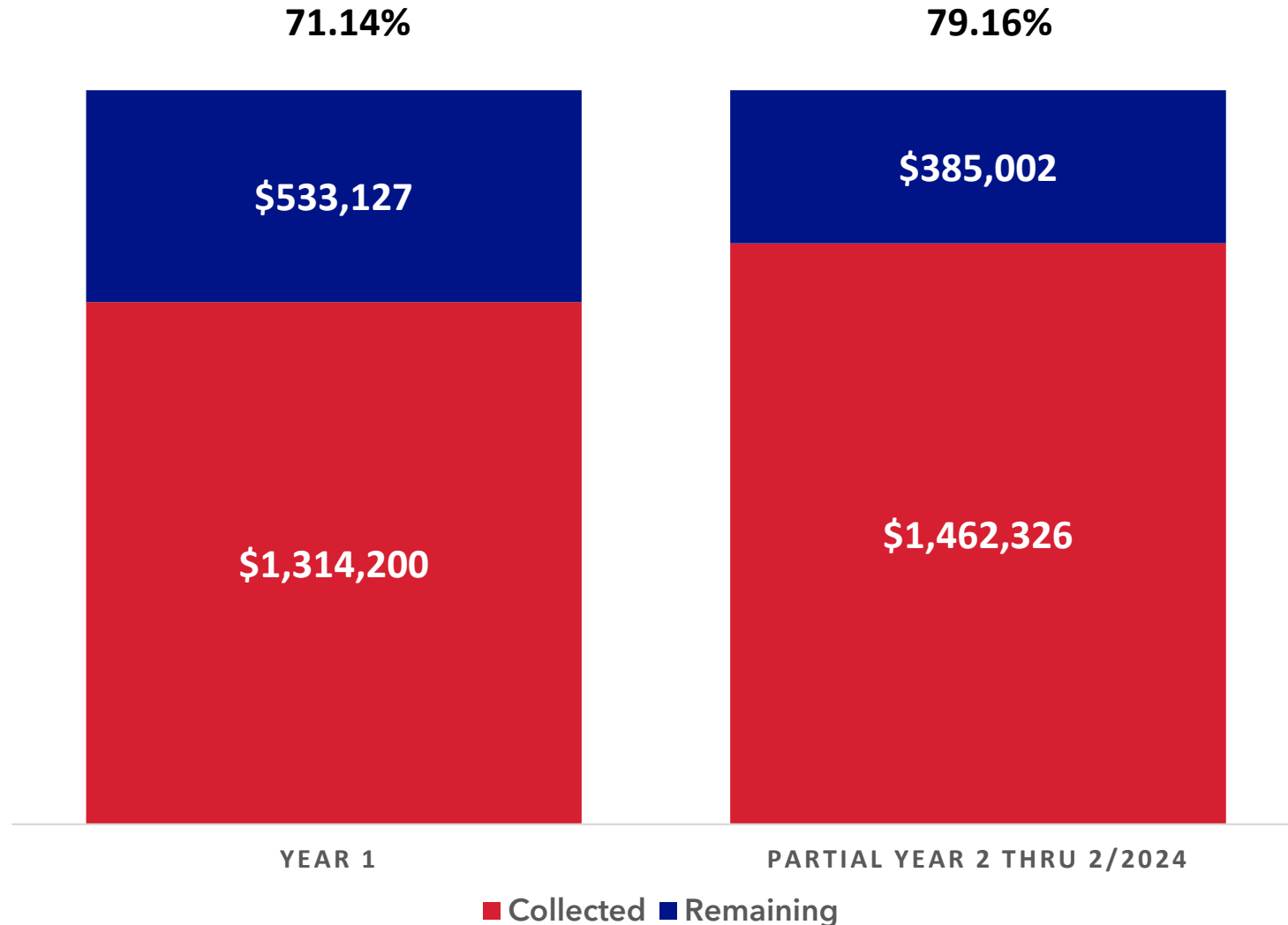






# 2021 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,847,328





# 2022 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$2,124,831

60.93%



PARTIAL YEAR 1 THRU 2/2024

■ Collected ■ Remaining



**BRAZORIA COUNTY**  
**TOP 10 REPORT AS OF MARCH 1, 2024**

The following represent the Top 10 outstanding delinquent accounts presently due to Brazoria County which are not already uncollectible due to the statute of limitations, over 65 deferrals, roll backs or owned by the County from a tax foreclosure sale. The amounts shown reflect base taxes due.

**1. LYNDON F. MAYBERRY/ Z J MAYBERRY ESTATE (2020-2022) \$9,094; CASE # 118968 & #119852**

There are twenty-three (23) real property accounts located primarily in Sweeny. We had been working with the owner but unfortunately, he passed away in February 2023. I have been in regular communication with the attorney for his estate and the plan is for property to be sold and taxes to be paid out of the sale proceeds. Recently a couple of tracts were sold, and taxes paid. Unfortunately, this process will take time but eventually all taxes will be paid.

**2. ROCKMM MANUFACTURING - (2018-2022) \$8,738; CASE #'S 108132 & 114629**

We have two judgments against this company and now the 2022 taxes have gone delinquent. We are in regular communication with the owner, and he is still in the process of obtaining the funds to pay off the judgments, but, in the interim, he is making periodic payments.

**3. KARLA DRESSEL GREGORY- (2021-2022) \$6,845; CASE # 119728**

This lawsuit involves three parcels of land located within Alvin ISD. A judgment was taken in June 2023, and prior to selling the property we learned of a party that needed to be included in the suit. We are reopening the case and once the new judgment is taken, we will set it for sale.

**4. COLUMBUS & RUTHIE HICKS- (2006-2008, 2010-2014) \$6,185; CASE # 78509**

This real property account located in Alvin has previously been on our Top 10 report. It involved an over 65 deferral on property inherited by multiple heirs. They continue to make payments. If that stops, we will post the property for sale.

**5. LAURA DOW SCHMIDT TRUST- (2022) \$5,780; CASE # 125286**

There are six real property accounts located in Alvin involved in the lawsuit which was filed in October 2023. We have set the case for trial in May 2024. Recently, we have received a request for a payoff and are hopeful payment will be made prior to our trial date.

**6. SONYA BEASLEY- (2018-2022) \$5,487; CASE # 119757**

This lawsuit involves two (2) tracts of land located in John Bradley Survey in Angleton. There are twenty-seven (27) defendants who have an ownership interest in the property. Once all of them have been served, we will set the case for trial and thereafter for tax sale.

**7. BRADLEY SAND & CONCRETE CRUSHING COMPANY-(2020-2022) \$5,209; CASE # 114710**

This case involves business personal property. We took a judgment in March 2023 and have abstracted the judgment in Brazoria and Galveston County. We are trying to identify assets to seize and sell to satisfy our judgment.

**8. NISSI, LLC- (2022) \$5,172**

This account involves a 33-acre tract of land in the Brazosport ISD area. There was a significant value change from the 2021 to the 2022 tax year but the owner did not properly protest the increase for the 2022 tax year. We have had multiple contact with the owner who recently paid the 2023 tax but not the 2022 tax and so our next step will be to file suit.

**9. W C CALLIHAN ESTATE- (2018-2022) \$3,767; CASE #127575**

We filed suit in March 2024 on two (2) tracts of land located in the Alvin area. We have sued before. There are forty-nine (49) people who have an ownership interest in the property. once everyone is served, we will set the case for trial and eventually post for tax sale.

**10. MAJESTIC TRANSPORTATION & SHUTTLE SERVICE- (2017-2020, 2022) \$ 3,714; CASE # 121915 & 114863**

This involves business personal property. We had previously taken a judgment for several years and had filed a tax warrant for the year outside the judgment and had begun the process of locating buses to seize and sell when the owner filed a Chapter 11 bankruptcy. During the bankruptcy case, we had reached an agreement to start receiving monthly payments while a plan of reorganization was pending. We had not received the payments and were about to default the agreement when the attorney for the debtor passed away. New counsel has been engaged and we have now received the first two payments we were supposed to receive. The debtor is still working to get a plan of reorganization filed and approved. We continue to be involved in the case to ensure our taxes get paid.

**ACCOUNTS PAID FROM DECEMBER 1, 2023, TOP 10 REPORT**

**LINDE GAS NORTH AMERICA, LLC- (2022) \$22,688**

**DR SIENNA VILLAS INVESTMENTS, LP- (2022) \$7,313**

**ELLIOTT OIL & GAS- (2022) \$6,632**

**(amount remaining does not keep taxpayer in Top 10 report)**

**NGO KHIEM-(2020-2022) \$ 6,335; CASE # 114712**



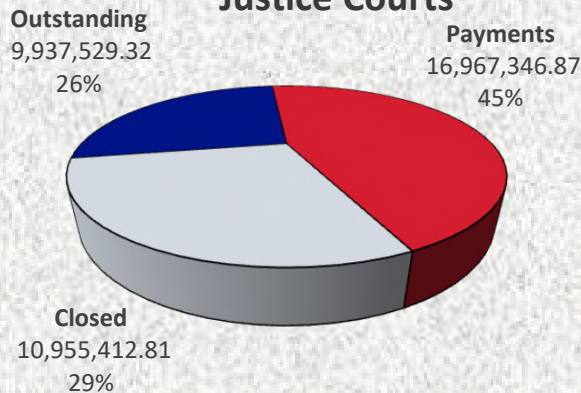
# FINE & FEE COLLECTION REPORT

## AS OF MARCH 11, 2024

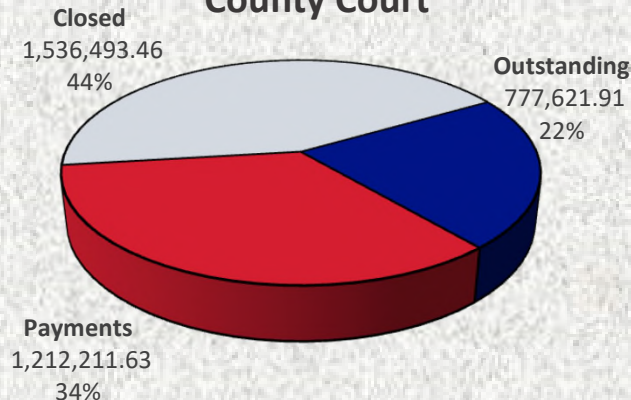
### FOR BRAZORIA COUNTY

| Court                     | Total Turnover |        | Payments and/or Partial Payments |        |         |        | Dismissed/Cleared |        |         |        | Total \$ % cleared | Total # % cleared | Address Correction | Letters Mailed | Phone # Changes | Phone Contacts |
|---------------------------|----------------|--------|----------------------------------|--------|---------|--------|-------------------|--------|---------|--------|--------------------|-------------------|--------------------|----------------|-----------------|----------------|
|                           | \$             | #      | \$                               | #      | % of \$ | % of # | \$                | #      | % of \$ | % of # |                    |                   |                    |                |                 |                |
| Brazoria JP1-1 (Brown)    | 5,171,449.00   | 13,558 | 2,386,530.00                     | 7,875  | 46.15%  | 58.08% | 1,624,222.41      | 6,176  | 31.41%  | 45.55% | 77.56%             | 103.64%           | 8,028              | 57,275         | 2,995           | 17,836         |
| Brazoria JP1-2 (Rape)     | 3,845,876.00   | 9,458  | 1,611,159.35                     | 5,878  | 41.89%  | 62.15% | 1,201,140.66      | 3,846  | 31.23%  | 40.66% | 73.13%             | 102.81%           | 5,838              | 40,027         | 4,289           | 18,852         |
| Brazoria JP2-1 (Vasut)    | 7,263,137.00   | 21,995 | 1,960,437.27                     | 8,225  | 26.99%  | 37.39% | 2,727,169.64      | 9,780  | 37.55%  | 44.46% | 64.54%             | 81.86%            | 8,196              | 51,770         | 8,106           | 18,484         |
| Brazoria JP2-2 (Davis)    | 6,505,603.00   | 19,220 | 3,313,418.64                     | 13,890 | 50.93%  | 72.27% | 1,592,204.96      | 6,358  | 24.47%  | 33.08% | 75.41%             | 105.35%           | 10,507             | 80,728         | 7,133           | 21,996         |
| Brazoria JP3-1 (Merkel)   | 2,319,209.00   | 6,034  | 1,246,387.51                     | 4,085  | 53.74%  | 67.70% | 726,440.39        | 2,390  | 31.32%  | 39.61% | 85.06%             | 107.31%           | 4,078              | 21,878         | 3,786           | 12,262         |
| Brazoria JP3-2 (Castillo) | 1,073,604.00   | 2,978  | 475,296.06                       | 1,831  | 44.27%  | 61.48% | 322,689.08        | 1,505  | 30.06%  | 50.54% | 74.33%             | 112.02%           | 2,075              | 14,509         | 2,149           | 7,909          |
| Brazoria JP4-1 (Linder)   | 3,572,164.00   | 9,162  | 1,227,325.16                     | 5,551  | 34.36%  | 60.59% | 911,214.86        | 2,848  | 25.51%  | 31.08% | 59.87%             | 91.67%            | 4,711              | 38,250         | 4,571           | 11,836         |
| Brazoria JP4-2 (Kersh)    | 8,109,247.00   | 20,376 | 4,746,792.88                     | 16,075 | 58.54%  | 78.89% | 1,850,330.81      | 6,776  | 22.82%  | 33.25% | 81.35%             | 112.15%           | 11,987             | 125,431        | 10,497          | 25,024         |
| Total of all JP's         | 37,860,289.00  | 41,460 | 16,967,347                       | 35,789 | 44.61%  | 62.32% | 10,955,412.81     | 39,679 | 29.30%  | 39.78% | 73.90%             | 102.10%           | 55,420             | 429,868        | 43,526          | 134,199        |
| Brazoria County Court     | 3,526,327.00   | 4,528  | 1,212,211.63                     | 3,412  | 34.38%  | 75.35% | 1,536,493.46      | 2,233  | 43.57%  | 49.32% | 77.95%             | 124.67%           | 4,079              | 18,645         | 4,879           | 8,625          |
| Brazoria District Clerk   | 262,856.00     | 250    | 37,964.60                        | 232    | 14.44%  | 92.80% | 66,777.29         | 69     | 25.40%  | 27.60% | 39.85%             | 120.40%           | 618                | 1,690          | 637             | 1,707          |
| Total of County/District  | 3,789,183.00   | 4,778  | 1,250,176                        | 3,644  | 24.41%  | 84.08% | 1,603,270.75      | 2,302  | 34.49%  | 38.46% | 58.90%             | 122.53%           | 4,697              | 20,335         | 5,516           | 10,332         |

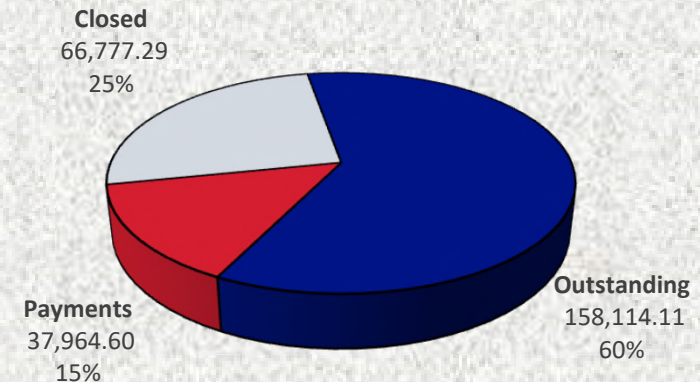
#### Justice Courts



#### County Court



#### District Court

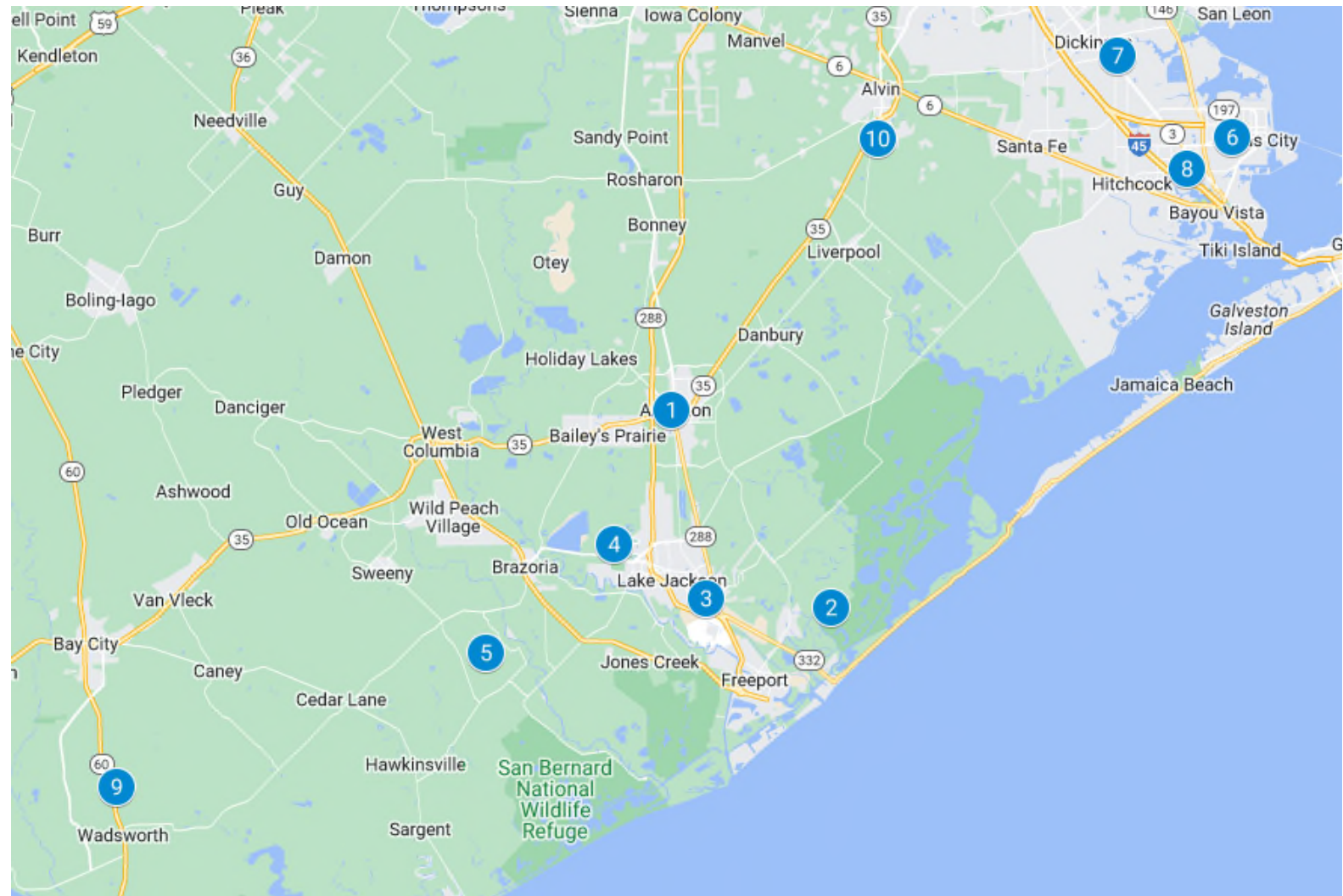






# TOP 10 ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP1-1

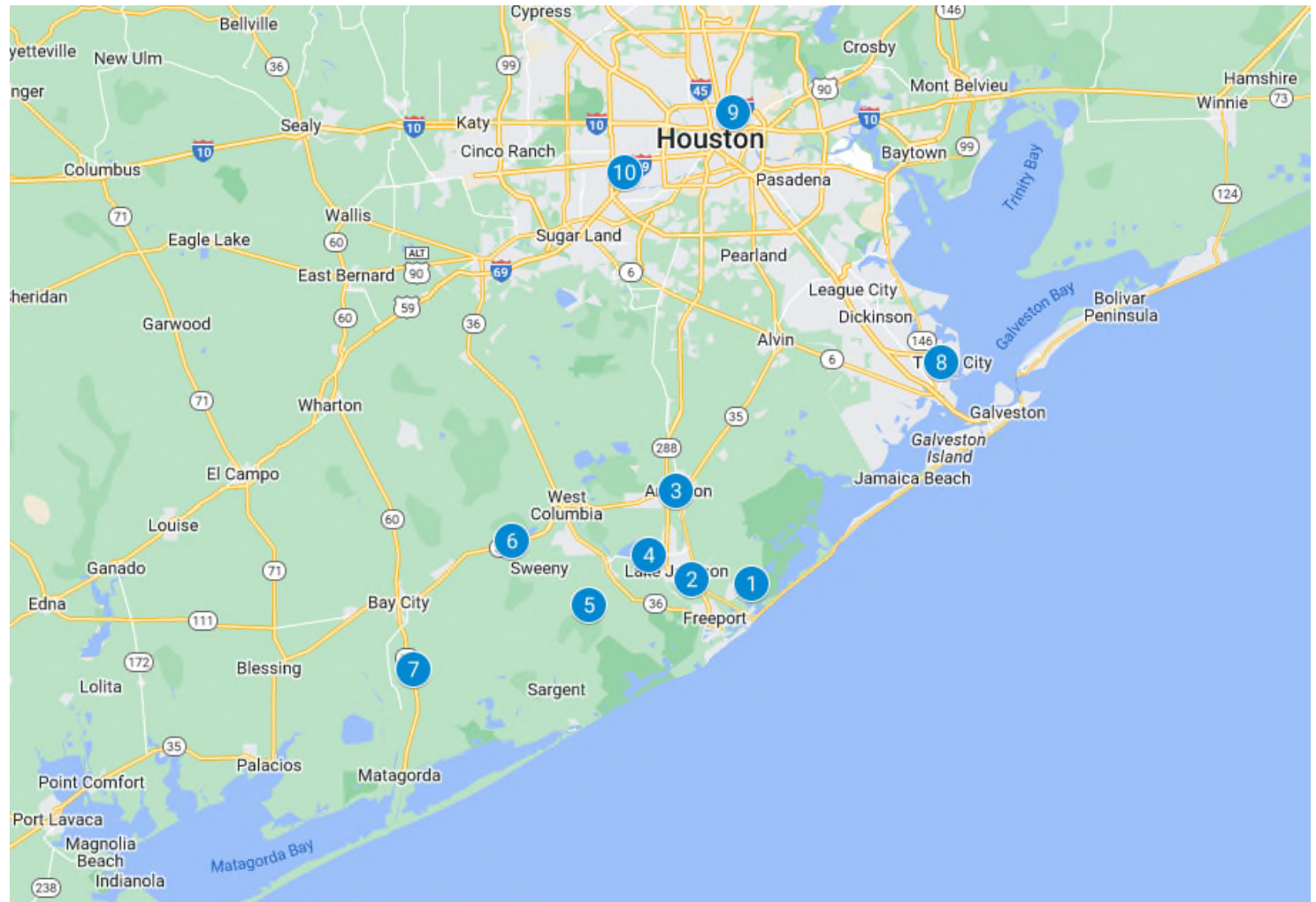
- 1  
77515 - \$70938.57(103)
- 2  
77541 - \$59319.56(100)
- 3  
77531 - \$53786.50(82)
- 4  
77566 - \$40550.78(64)
- 5  
77422 - \$20936.00(35)
- 6  
77590 - \$21690.50(28)
- 7  
77539 - \$14965.75(21)
- 8  
77568 - \$14179.00(21)
- 9  
77414 - \$13122.80(20)
- 10  
77511 - \$8699.50(16)





# TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP1-1


- 1  
77541 - \$23246.80(33)
- 2  
77531 - \$20437.52(32)
- 3  
77515 - \$10613.56(20)
- 4  
77566 - \$10089.20(20)
- 5  
77422 - \$4418.00(7)
- 6  
77480 - \$3398.00(5)
- 7  
77414 - \$3560.70(4)
- 8  
77590 - \$2189.80(4)
- 9  
77026 - \$1727.00(3)
- 10  
77036 - \$2125.50(3)

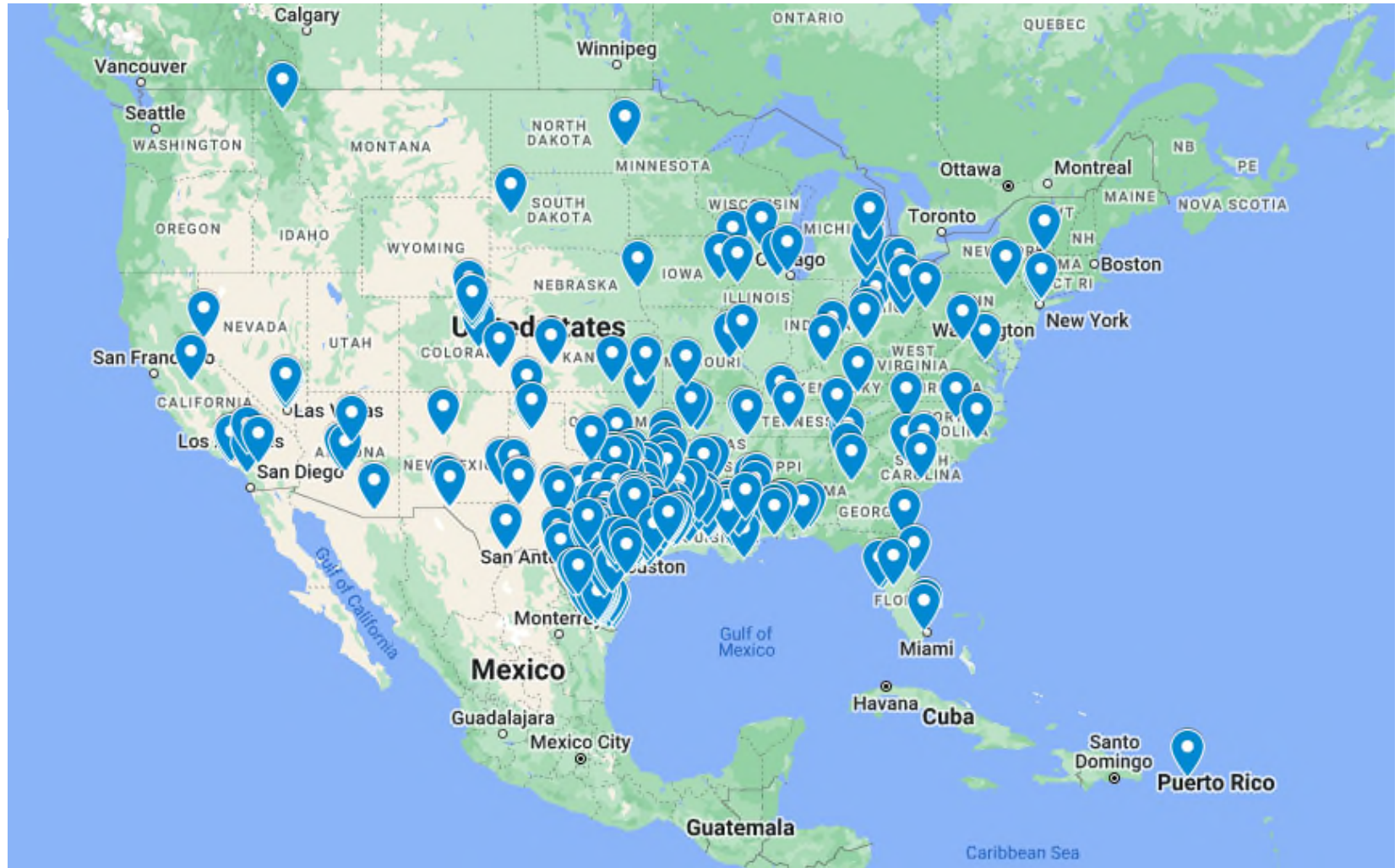






# ALL ACCOUNTS FOR BRAZORIA COUNTY JP1-1

  
All items







**BCTRA Performance Report**  
September 1, 2021 to February 29, 2024

The following is an overview of our collection activity from September 2021 thru February 2024.

**Collections Statistics**

|                            | Transactions     | Dollar Amount      |
|----------------------------|------------------|--------------------|
| Turnover                   | 1,659,542        | \$2,124,760        |
| Additions by HCTRA         | 12,439           | \$16,681           |
| Adjustments by HCTRA       | -25,410          | -\$30,637          |
| <b>Adjusted Turnover</b>   | <b>1,646,571</b> | <b>\$2,110,804</b> |
|                            |                  |                    |
| Total Collected (payments) | -209,473         | -\$272,139         |
| Collection Rate            | 12.72%           | 12.89%             |
| <b>Remaining Balance</b>   | <b>1,437,098</b> | <b>\$1,838,665</b> |

**Account Status and Statistics**

| Status  | Accounts | Dollar Amount |
|---|----------|---------------|
| Account Research<br>(Name, Address, Vehicle<br>Ownership, Deceased,<br>Bankruptcy and Client<br>Demographic Change) | 1,803    | \$47,140.60   |
| Deceased  | 369      | \$10,189.18   |
| Bankruptcy  | 137      | \$3,824.12    |
| In Reconciliation   | 29       | \$461.90      |
| In Dispute  | 3        | \$50.53       |

\*All other accounts are "in collections" and are continuously receiving emails, text messages, phone calls and/or letters to collect the account. Unless there is a special situation warranting a different status, an account will stay in this category until it is paid in full. These accounts may have partial payments.

**Contact Statistics**

|                                     |         |
|-------------------------------------|---------|
| <b>Total Calls In</b>               | 23,467  |
| <b>Total Calls Out</b>              | 568,875 |
| <b>Total Auto Emails Out</b>        | 532,344 |
| <b>Total Auto Text Messages Out</b> | 71,545  |
| <b>Total Letters Sent</b>           | 14,885  |