

MARY ALDOUS
First Assistant

BILL REED
Chief – Criminal Division



MARY SHINE
Chief - Civil Division

JAMES WOLFE
Chief Investigator

TOM SELLECK
CRIMINAL DISTRICT ATTORNEY
BRAZORIA COUNTY

April 11, 2025

Brazoria County Narcotics Task Force **Via Electronic Mail**
Attention: Lena Richardson
3602 CR 45
Angleton, Texas 77515

Re: Cause No. 119566-CV

Dear Lena:

An agreed final judgment forfeiting property under Chapter 59 of the Texas Code of Criminal Procedure has been entered in the above case. A certified copy of the judgment is enclosed. Please disburse any personal property identified in the judgment according to article 59.06 of the Code of Criminal Procedure and our interlocal agreement concerning forfeitures. The seized funds should be distributed as shown in the enclosed Exhibit 1. Collection of the two real estate parcels will require additional legal work.

Please call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Trey D. Picard", with a stylized flourish at the end.

TREY D. PICARD
Assistant Criminal District Attorney
treyp@brazoriacountytexas.gov

TDP/mk
Enc.

cc: Tom Selleck [w/enc.]
Kaysie Stewart, Auditor [w/enc.]

COUNTY COURTHOUSE, 237 E. LOCUST, SUITE 305, ANGLETON, TEXAS 77515

Angleton Area
(979) 864-1230

Brazosport Area
(979) 388-1230

Houston Area
(281) 756-1230

Fax-Criminal Division
(979) 864-1525

Fax-Civil Division
(979) 864-1712

EXHIBIT 1 to Disbursement Letter
Chapter 59 Forfeiture

Total Seizure:	\$910,256.27	
District Clerk Fee:	\$519.60	
Process Server Fees:	\$2,970.00	Informant %
Informant Fee (if any):	\$0.00	0.00%
Net to Agency and DA:	\$906,766.67	

The funds are to be distributed as follows:

Informant Fee (if any):	\$0.00		
Brazoria County District Clerk:	\$519.60		
Brazoria County DA with reimbursement for process server fees paid:	\$275,000.00	275000.001	(before rounding)
Amount to Agency:	\$634,736.67		
 Total Disbursement:	 \$910,256.27		

Filed for Record
8/23/2024 10:40 AM
Cassandra C. Tigner, District Clerk
Brazoria County, Texas
119566-CV
Cathy Richard, Deputy

2007035728 OF THE OFFICIAL RECORDS OF
BRAZORIA COUNTY, TEXAS.

- THE REAL PROPERTY AND ALL IMPROVEMENTS AT 12503 PEPPER CREEK LN., PEARLAND, TEXAS 77584. Said property is more specifically described as LOT 39, BLOCK 2, SOUTHERN TRAILS, PHASE 1, SECTION 7, ACCORDING TO THE PLAT THEREOF RECORDED IN CLERK'S FILE NO. 2007035728 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
- ONE 2014 INFINITI QX60 PASSENGER VEHICLE (VIN 5N1AL0MN0EC505894, TXLP CMZ3798).
- ONE 2020 TOYOTA PRIUS PASSENGER VEHICLE (VIN JTDKARFP2L3132856, TXLP# RKR9633).
- ONE 2020 DODGE RAM 3500 TRUCK (VIN 3C63RRRL4LG128429, TXLP# NZL0905).
- 6 gold-colored necklaces with various pendants
- 4 gold-colored rings with various stones
- 17 silver-colored earrings with various stones
- 17 gold-colored earrings with various stones
- 3 silver-colored pendants
- 3 silver-colored rings with various stones
- 6 gold-colored necklaces with pendants
- 4 gold-colored bracelets with various stones
- 3 silver-colored bracelets
- 12 silver-colored necklaces
- 1 multicolored bead bracelet
- 1 silver-colored watch

- 2 silver-colored rings with various stones
- 2 silver-colored earrings with various stones
- 1 silver-colored bracelet with various stones
- 1 gold-colored bracelet
- 34 catalytic converters

It is further ORDERED, ADJUDGED, and DECREED that the Texas Department of Transportation, Motor Vehicle Division, shall issue good and sufficient title to the vehicles identified above that will perfect title in the Brazoria County Narcotics Task Force and any subsequent purchaser from that agency.

It is further ORDERED, ADJUDGED, and DECREED that fee simple title to and possession of the following real property, together with all improvements and fixtures thereon, is divested out of Defendants, Timothy H. Ngo and wife, Tran T. Le, and is vested in Tom Selleck, Brazoria County Criminal District Attorney as the attorney for the State of Texas, her successors and assigns, together with all and singular the rights and appurtenances thereto in any way belonging to the Defendants: 12501 Pepper Creek Ln., Pearland, Texas 77584. Said property is more specifically described as,

LOT 38, BLOCK 2, SOUTHERN TRAILS, PHASE 1,
SECTION 7, ACCORDING TO THE PLAT THEREOF
RECORDED IN CLERK'S FILE NO. 2007035728 OF THE
OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

The Court further ORDERS that a writ of possession shall issue for the recovery of the above-described real property.

It is further ORDERED, ADJUDGED, and DECREED that fee simple title to and possession of the following real property, together with all improvements and fixtures thereon, is divested out of Defendants, Tram Le, a single woman, and Henri Viet-Thao Pham, a single man, and is vested in Tom Selleck, Brazoria County Criminal District Attorney as the attorney for the State of Texas, her successors and assigns, together with all and singular the rights and appurtenances thereto in any way belonging to the Defendants: 12503 Pepper Creek Ln., Pearland, Texas 77584. Said property is more specifically described as,

LOT 39, BLOCK 2, SOUTHERN TRAILS, PHASE 1,
SECTION 7, ACCORDING TO THE PLAT THEREOF
RECORDED IN CLERK'S FILE NO. 2007035728 OF THE
OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

The Court further ORDERS that a writ of possession shall issue for the recovery of the above-described real property.

The Court further finds the Plaintiff has stipulated that Chase has a valid non-forfeitable lien interest in the real property commonly known as 12503 Pepper Creek Lane, Pearland, Texas, 77584 (the "Property") and more particularly described as follows:

LOT 39, BLOCK 2, SOUTHERN TRAILS, PHASE 1,
SECTION 7, ACCORDING TO THE PLAT RECORDED
IN CLERK'S FILE NO. 2007035728 OF OFFICIAL
RECORDS, BRAZORIA COUNTY, TEXAS.

According to article 59.06 of the Texas Code of Criminal Procedure, upon entry of a final order of forfeiture concerning the above-described property and its disposal and sale, the State of Texas or its designee, according to Chase's recognized interest, will pay to Chase to the extent of the proceeds of sale, all unpaid sums due to Chase under the Deed of Trust encumbering the Property, which was recorded on December 9, 2019, in the Official Public Record of Brazoria County, Texas under Instrument No. 2019061063. Chase consents to the entry of this Order per the terms of this stipulation.

The Court further finds the Plaintiff has stipulated that, according to a Note dated July 20, 2017, and a Deed of Trust recorded on August 22, 2017, in the Official Public Record of Brazoria County, Texas under Instrument No. 2017042237, Truist has a valid and non-forfeitable mortgage lien on the real property commonly known as 12501 Pepper Creek Lane, Pearland, Texas, 77584, more specifically described as:

LOT 38, BLOCK 2, SOUTHERN TRAILS, PHASE 1, SEC.
7, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN DOCUMENT NO. 2007035728,
OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY,
TEXAS.

According to article 59.06 of the Texas Code of Criminal Procedure, upon entry of a final order of forfeiture concerning the above-described property and its disposal and sale, the State of Texas or its designee, will not contest and agrees to pay Truist from the proceeds of the sale of the above-described property,

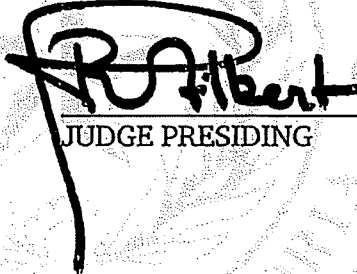
the unpaid sums due to Truist under the Note and Deed of Trust. Truist consents to the entry of this Order per the terms of this stipulation.

The Court further finds the Plaintiff has stipulated that Fifth Third has a first and secured lien interest in the vehicle described as ONE 2020 DODGE RAM 3500 TRUCK (VIN 3C63RRRL4LG128429, TXLP # NZL0905). Plaintiff has agreed that upon sale of this property under Article 59.06 of the Texas Code of Criminal Procedure, Plaintiff will not contest and agrees to pay Fifth Third Bank from the proceeds of the sale of said property, the unpaid sums due under the secured lien. Fifth Third consents to the entry of this Order per the terms of this stipulation.

It is further ORDERED that the Plaintiff is allowed such writs and processes necessary for the enforcement of this judgment. **This order disposes of all parties and interests and is a final, appealable judgment.** All court costs are taxed against the party incurring the same.

SIGNED on

August 23, 2024

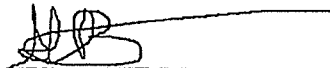

JUDGE PRESIDING

AGREED AND ENTRY REQUESTED:



Trey D. Picard
Texas Bar No. 24027742
Assistant District Attorney
Brazoria County, Texas
111 East Locust St.
Angleton, Texas 77578
(979) 864-1233
(979) 864-1712 Fax
treyp@brazoriacountytx.gov

AGREED AND ENTRY REQUESTED:



Shawnika L. Brooks
Texas Bar No. 24106058
ShawnikaB@bdfgroup.com
Robert D. Foster, II
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4004 Beltline Rd., Suite 100
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(972) 386-5040
(972) 341-0734 Fax
Attorneys for J.P. Morgan Chase Bank, N.A.


AGREED AND ENTRY REQUESTED:

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cgibson@mwzmlaw.com
Mackie Wolf Zientz & Mann, P.C.
14160 N. Dallas Parkway, Suite 900
Dallas, Texas, 75254
(214) 635-2650
(214) 635-2686 Fax
Attorneys for Truist Bank

AGREED AND ENTRY REQUESTED:

Shawnika L. Brooks
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4004 Beltline Rd., Suite 100
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Attorneys for J.P. Morgan Chase Bank, N.A.

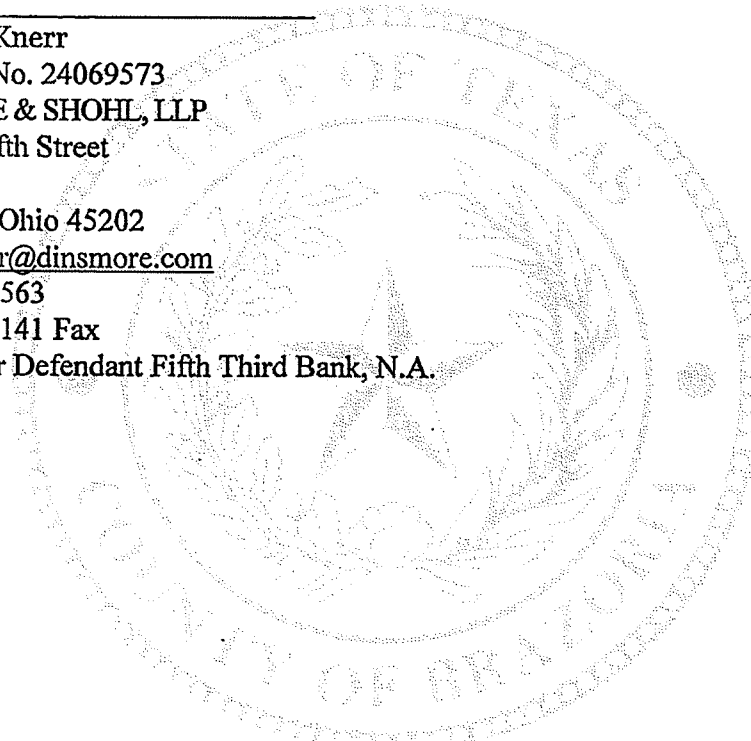
AGREED AND ENTRY REQUESTED:


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14160 N. Dallas Parkway, Suite 900
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(214) 635-2650
(214) 635-2686 Fax
Attorneys for Truist Bank

AGREED AND ENTRY REQUESTED:



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DINSMORE & SHOHL, LLP
255 East Fifth Street
Suite 1900
Cincinnati, Ohio 45202
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(513) 977-8563
(513) 977-8141 Fax
Attorney for Defendant Fifth Third Bank, N.A.



Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Dominique Hansbrough on behalf of Trey Picard
Bar No. 24027742
dhansbrough@brazoria-county.com
Envelope ID: 91252358
Filing Code Description: Proposed
Filing Description: Agreed Final Judgment
Status as of 8/23/2024 11:03 AM CST

Associated Case Party: Truist Bank

Name	BarNumber	Email	TimestampSubmitted	Status
susan taplin		staplin@mwzmlaw.com	8/23/2024 10:40:21 AM	SENT
Litigation Filings		litigationfilings@mwzmlaw.com	8/23/2024 10:40:21 AM	SENT
Crystal Gibson		cgibson@mwzmlaw.com	8/23/2024 10:40:21 AM	SENT
Crystal GGibson		cgibson@mwzmlaw.com	8/23/2024 10:40:21 AM	SENT

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Trey Picard	24027742	treyp@brazoriacountytx.gov	8/23/2024 10:40:21 AM	SENT
Lance Nguyen	24010266	lancehac@gmail.com	8/23/2024 10:40:21 AM	SENT
Thomas Selleck	18010500	Bcdaeservice@brazoriacountytx.gov	8/23/2024 10:40:21 AM	SENT
Ryan Byrd		rbyrd2@uwm.com	8/23/2024 10:40:21 AM	SENT
Shawnika Brooks		ShawnikB@bdfgroup.com	8/23/2024 10:40:21 AM	SENT
Trey D.Picard		BCDAservice@brazoria-county.com	8/23/2024 10:40:21 AM	ERROR
Trey D.Picard		treyp@brazoria-county.com	8/23/2024 10:40:21 AM	ERROR
Robert D.Forster, II		robertfo@bdfgroup.com	8/23/2024 10:40:21 AM	SENT
Lance Nguyen		lancehac@gmail.com	8/23/2024 10:40:21 AM	SENT
Matt D.Manning		mmaning@mcglinchey.com	8/23/2024 10:40:21 AM	ERROR
Nicholas R.O'Connor		noconner@mcglinchey.com	8/23/2024 10:40:21 AM	SENT
Justin K.Sauls		jsauls@mcglinchey.com	8/23/2024 10:40:21 AM	SENT
Lance Nguyen		lancehac@gmail.com	8/23/2024 10:40:21 AM	SENT

Associated Case Party: Fifth Third Bank, NA

Automated Certificate of eService

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Dominique Hansbrough on behalf of Trey Picard
Bar No. 24027742

dhansbrough@brazoria-county.com

Envelope ID: 91252358

Filing Code Description: Proposed

Filing Description: Agreed Final Judgment

Status as of 8/23/2024 11:03 AM CST

Associated Case Party: Fifth Third Bank, NA

Name	BarNumber	Email	TimestampSubmitted	Status
Allison GKner		allison.knerr@dinsmore.com	8/23/2024 10:40:21 AM	SENT
Allison GKner		allison.knerr@dinsmore.com	8/23/2024 10:40:21 AM	SENT

Associated Case Party: JP Morgan Chase Bank, N.A.

Name	BarNumber	Email	TimestampSubmitted	Status
Shawnika LBrooks		shawnikb@bdfgroup.com	8/23/2024 10:40:21 AM	SENT

THE STATE OF TEXAS }

COUNTY OF BRAZORIA }

I, CASSANDRA TIGNER, Clerk of the District Court within and for Brazoria County, Texas, do hereby certify that the above and foregoing is a true and correct copy of Agreed Final Judgment in Cause No. 119566-CV, styled State of Texas vs. Nine Hundred Ten Thousand Two Hundred Fifty-Six and 27/100 Dollars (\$910,256.27) in U.S. Currency, et al as the same appears on the file in the Office of the Clerk of the District Court of Brazoria County, Texas.

Given under my hand and the seal of said Court on this 10th day of April, 2025.

CASSANDRA TIGNER
Clerk, District Court,
Brazoria County, Texas



Digitally signed by
Maureen Roy
Date: 2025.04.10
10:57:10 -05'00'

Maureen Roy, Deputy

OFFICE OF THE SHERIFF
BO STALLMAN



April 11, 2025

To: Kaysie Stewart, Auditor
Brazoria County, Texas

From: Lt. Joe Lares
Brazoria County Sheriff's Office

Re: Cause No.119566-CV

A final judgment forfeiting certain property to your agency was entered in the referenced cause. A certified copy of that judgment is enclosed. Please disburse any personal property identified by the enclosed order. The seized funds should be distributed as follows:

Total Seizure:	\$910,256.27
Brazoria County District Clerk Fees:	\$519.60
Process Server Fees:	\$2,970.00
Net proceeds of seizure:	\$906,766.67
Disbursements should be made as follows:	
Brazoria County DA Forfeiture Account (30% plus \$2,970 process server fee)	\$275,000.00
Brazoria County District Clerk:	\$519.60
BCNTF	\$634,736.67
Total Distribution of:	\$910,256.27

Respectfully,

A handwritten signature in blue ink, appearing to read "J. D. L.", followed by a long horizontal stroke.

Lt. Joe Lares

Brazoria County Narcotics Task Force