

Highland Lakes Publishing, LP

• Marble Falls Highlander • Burnet Bulletin •

August 27, 2024

Honorable Judge Oakley and Burnet County Court of Commissioners
Burnet County, Texas
220 S. Pierce
Burnet, Texas 78611

Dear Judge Oakley and Commissioners,

I am writing to request a waiver of the penalties and fees assessed to our account by the Burnet Central Appraisal District. The total of those fees for Burnet County and County Road and Bridge is \$847.30 (\$376.14 penalties and interest, \$471.16 attorney's fees).

In January of this year, we presented a check for \$9,992.78 for the payment of real property taxes. The check was returned due to insufficient funds caused by a delay in the transfer of funds from our savings account to which we accrue taxes monthly.

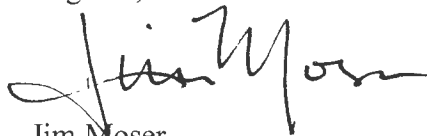
Unfortunately, we were not provided with notice of the failed transaction due to an incorrect address on our account. The reason for the address being changed is unknown as it was reverted to an address that we had not used for several years (101 E. Main St, Brenham, Texas 77833). I have enclosed a copy of that letter as recently provided by the tax office.

In fact, we were not provided notice until we received a "Notice of Tax Lien" from a lawyer's office just this month. I have also enclosed a copy of this notice. It was sent to our office in Marble Falls. Upon receipt, we quickly paid the full amount due, including penalties and fees.

Since we were not provided with timely notice due to the incorrect address, we are asking that Burnet County consider waiving the penalties and fees assessed to our account.

Your consideration in the matter is greatly appreciated.

Regards,



Jim Moser
Managing Member
Highland Lakes Publishing, LP

BURNET CENTRAL APPRAISAL DIST.
P O Box 908 / 223 S. Pierce
Burnet, Texas 78611
Phone (512) 756-8291
Fax (512) 756-7873
burnetad@nctv.com

02/12/24

HIGHLAND LAKES PUBLISHING LP
101 E MAIN ST
BRENHAM TX 77833

RE: Payment for Property: S6130 MARBLE FALLS CITY LOT 21 BLK 12
Property ID: 28385

Your check # 14051 in the amount of \$9,992.78 has been presented to the bank and returned to us unpaid because of a "Non-Sufficient Funds" reason code. The tax payment has been voided, and thus taxes are shown as unpaid. Please contact our office as soon as possible.

Sincerely,

Tammye Oakley
Collections Department
Burnet Central Appraisal Dist.

McCREARY VESELKA BRAGG & ALLEN PC
ATTORNEYS AT LAW
P.O. Box 1269
Round Rock, TX 78680-1269

Account Number
000000028385

Total Amount Due	
If Paid During	Amount
August, 2024	\$14,269.71
September, 2024	\$14,389.61

Burnet Central Appraisal District

HIGHLAND LAKES PUBLISHING LP
PO BOX 1000
MARBLE FALLS TX 78654-1000

BURNET CENTRAL APPRAISAL DISTRICT
P.O. BOX 908
BURNET, TX 78611-0908

Please return this portion with your payment

NOTICE OF TAX LIEN
Burnet Central Appraisal District
August 1, 2024

A TAX LIEN HAS ATTACHED TO THE PROPERTY LISTED IN THIS LETTER. THIS LAW FIRM HAS BEEN RETAINED TO FORECLOSE THE LIEN. FORECLOSING THE LIEN WILL RESULT IN ADDITIONAL COSTS, SEIZURE, AND SALE OF THE PROPERTY. FORECLOSURE PROCEEDINGS MAY BEGIN AT ANY TIME OR MAY HAVE ALREADY BEGUN.

To STOP foreclosure, MAKE IMMEDIATE PAYMENT.

TO PAY BY MAIL: Checks should be made payable to Burnet Central Appraisal District and sent to P.O. Box 908, Burnet, TX 78611-0908.

ELECTRONIC PAYMENT: To pay by credit card, visit www.certifiedpayments.net or call (866) 549-1010 and use Bureau Code 1785892.

For questions regarding this delinquency, please call (512) 756-8291.

Please disregard this notice if:

- you are in compliance with a current payout agreement;
- you have paid these taxes since July 23, 2024; or
- you have filed a 65 years of age or disability tax deferral on your homestead.

This notice is being delivered to all accounts on the delinquent tax roll regardless of legal proceedings which may be pending or other notices which you may have received. If this property is under the jurisdiction of the U.S. Bankruptcy Court, legal action will be confined to the appropriate Bankruptcy Court proceedings.

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

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Existen impuestos atrasados sobre la propiedad identificada en esta carta. Este bufete de abogados ha sido contratado para recaudar estos impuestos. A menos que se pague la cantidad total adeudada, se pueden emprender acciones legales para ejecutar el embargo fiscal. Póngase en contacto con Burnet Central Appraisal District para obtener más información.

Account Number	Property Description	Years Due	Amount Due
000000028385	S6130 MARBLE FALLS CITY LOT 21 BLK 12	2023	\$14,269.71

**The amount due will increase each month until paid.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/08/2024 11:52:09AM
based upon the tax records of the tax office.

BURNET CENTRAL APPRAISAL DIST
223 S PIERCE
P O BOX 908
BURNET, TX 78611

Property Information

Property ID: 28385 Geo ID: 06130-0012-00018-A00
Legal Acres: 0.0000
Legal Desc: S6130 MARBLE FALLS CITY LOT 21 BLK 12
Situs: 905 THIRD ST TX
DBA: THE HIGHLANDER
Exemptions:

Owner ID: 198481 Ownership: 100.00%
HIGHLAND LAKES PUBLISHING LP
PO BOX 1000
MARBLE FALLS, TX 78654

Value Information

Improvement HS: 0
Improvement NHS: 496,067
Land HS: 0
Land NHS: 63,000
Productivity Market: 0
Productivity Use: 0
Assessed Value 559,067

Entity	Description	Pct.	Ex Code	Description
CMA	CITY OF MARBLE FALLS	100.00%		
GBU	BURNET COUNTY	100.00%		
RSP	CO SPECIAL, ROAD & BRIDGE	100.00%		
SMA	MARBLE FALLS ISD	100.00%		
WCD	WATER CONSERV DIST OF CENTRAL TEXAS	100.00%		

				Unpaid Bills Summary				
Entity	Year	Statement ID	Tax Rate	Type	Tax Due	Disc/P&I	Attorney Fees	Total Due
CMA	2023	24647	0.540000	L	3,018.97	573.61	718.52	4,311.10
GBU	2023	24647	0.311100	L	1,739.26	330.46	413.94	2,483.66
RSP	2023	24647	0.043000	L	240.40	45.68	57.22	343.30
SMA	2023	24647	0.887800	L	4,963.40	943.05	1,181.29	7,087.74
WCD	2023	24647	0.005500	L	30.75	5.84	7.32	43.91
Total for Year 2023					9992.78	1898.64	2378.29	14269.71

Total For All Years 9,992.78 1,898.64 2,378.29 14,269.71

Total Due if Paid By 08/31/2024 14,269.71

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Highland Lakes Publishing, LP
117 W. Commerce St.
Brenham, Texas 77833



quadiant

FIRST-CLASS MAIL

\$000.69⁹

08/28/2024 ZIP 78666
043M31234037

US POSTAGE

Honorable Judge Oakley &
The Burnet County Court of Commissioners
220 S. Pierce
Burnet, Texas 78611