

CITATION BY POSTING

SUIT NO. 24-097-DCCV-00131

STATE OF TEXAS **X**

COUNTY OF HAMILTON **X**

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

DEFENDANTS

Mary Balzen
aka Mary Lee Balzen (In Rem Only)

Eddie Balzen (In Rem Only)

Christina Fisher (In Rem Only)

Ruby Young (In Rem Only)

Archie Balzen (In Rem Only)

Mercedes Johnson
aka Mercedes Darlene Solomon Johnson (In Rem Only)

if living, and if any or all of the above named Defendant(s) be dead, the unknown heirs of each or all of the said 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 described property; and the executors, administrators, guardians, legal representatives, legatees, devisees of the above named persons, and who own or claim some interest in the described property and any and all other persons, including adverse claimants, owning or having any legal or equitable interest in or lien upon the following described property.

PROPERTY

Tract No. 1: 1.10 acre, more or less, situated in the Richard Trainer, Hamilton County Texas, as described in deed dated July 14, 1992, from O.L. Balzen to Mary L. Balzen, in Volume 282, Page 449, Deed Records of Hamilton County, Texas.;

Tract No. 2: All that certain tract of land containing 1.43 acre, more or less, situated in the Richard Trainer Survey, Hamilton County, Texas, described as follows:

a. that certain 1.00 acre as described in deed dated October 28, 1947, from John T. Wren to O.L. Balzen, in Volume 141, Page 555, Deed Records of Hamilton County, Texas; and

b. that certain 0.17 acres as described in deed dated March 1, 1949, from John T. Wren to O.L. Balzen, in Volume 146, Page 144, Deed Records of Hamilton County, Texas;

c. that certain 0.26 acre, being a 24 foot by 424.22 foot strip of land reserved in a deed dated January 4, 1951, from O.L. Balzen etux to Vernon Bynum etux, in Volume 158, Page 308, Deed Records of Hamilton County, Texas; **SAVE & EXCEPT** however, that certain 0.12 acre tract described in Volume 141, Page 556, Deed Records of Hamilton County, Texas, leaving herein a residue of 1.31 acre, more or less.

Which property is delinquent to Plaintiff(s) for taxes in the amount of **\$6,409.66**, exclusive of interest, penalties, and costs, and there is included in this suit in addition to the taxes all said interest, penalties, and costs thereon, allowed by law up to and including the day of judgment.

You have been sued. You may employ an attorney. You are hereby commanded to appear and defend such suit on the first Monday after the expiration of forty-two (42) days from and after the date of issuance hereof. If you or your attorney do not file a written answer with the clerk who issued this citation, a judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

You are hereby notified that suit has been brought by **HAMILTON INDEPENDENT SCHOOL DISTRICT, HAMILTON COUNTY and HAMILTON HOSPITAL DISTRICT** as Plaintiff(s), against the above named person(s) as Defendant(s), by First Amended Petition filed on the 17th day of April, 2025, in a certain suit styled **HAMILTON CENTRAL APPRAISAL DISTRICT, ET AL vs. MARY BALZEN, AKA MARY LEE BALZEN, ET AL**, which includes the following defendants: Mary Balzen aka Mary Lee Balzen (In Rem Only), Lily Hudson aka Lilly Hudson, Kenneth Balzen, Eddie Balzen (In Rem Only), Christina Fisher (In Rem Only), Ruby Young (In Rem Only), Peggy Morgeson (In Rem Only), Archie Balzen (In Rem Only) and Mercedes Johnson aka Mercedes Darlene Solomon Johnson (In Rem Only), for collection of the taxes on the property and that the suit is now pending in the District Court of Hamilton County, Texas, 220th Judicial District, and the file number of said suit is **NO. 24-097-DCCV-00131**, that the names of all taxing units which assess and collect taxes on the property above described, not made parties to this suit, are: **NONE**

Plaintiff(s) and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the property above described, and in addition to the taxes all interest, penalties, and costs allowed by law thereon up to and including the day of judgment, post judgment interest at the maximum rate allowed by law; and the establishment and foreclosure of liens, if any, securing the payment of same, as provided by law.

All parties to this suit shall take notice that claims not only for any taxes which were delinquent on the property at the time this suit was filed but all taxes becoming delinquent at any time thereafter up to the day of judgment, including all interest, penalties, and costs allowed by law, may, upon request, be recovered without further citation or notice to any parties, and all parties shall take notice of and plead and answer to all claims and pleadings now on file and which may

hereafter be filed in this cause by all other parties, and all of those taxing units above named who may intervene and set up their respective tax claims against the property.

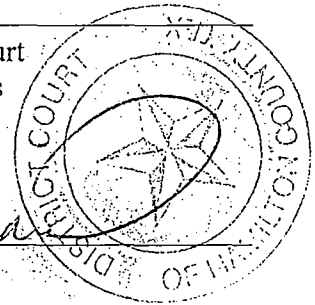
You are hereby commanded to appear and defend such suit on the first Monday after the expiration of forty-two (42) days from and after the date of issuance hereof, the same being the 29th day of September, 2025, before the honorable District Court of Hamilton County, Texas, to be held at the courthouse thereof, then and there 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(s) and the taxing unit 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, and all costs of this suit.

Issued and given under my hand and seal of said court in the City of Hamilton, Hamilton County, Texas, this the 15th day of August, 2025.

Clerk of the District Court
Hamilton County, Texas
220th Judicial District

Anna Luna

Deputy



OFFICER'S RETURN

CAME TO HAND on the 15th day of August, 2025, at 10 o'clock A.M., and I executed the foregoing citation by posting a copy thereof at the courthouse door of the Hamilton County Courthouse, on the 15th day of August, 2025, at 10:00 o'clock A.M. which day was at least 42 days prior to the return day fixed in the citation.

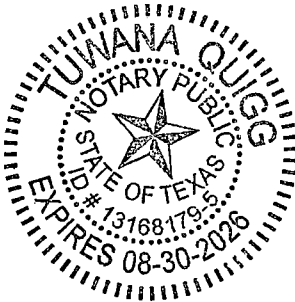
RETURNED THIS _____ DAY OF _____, 2025.

Service Fee: \$ _____

Sheriff,
Hamilton County, Texas

A. Goodman 113
Deputy

Sworn to and subscribed before me on the 15 day of August, 2025, to certify which witness my hand and seal of office.



Tawana Quigg
Notary Public, State of Texas
Commission Expires: 8-30-26

SUIT NO. 24-097-DCCV-00131

**HAMILTON CENTRAL APPRAISAL
DISTRICT, ET AL**

§

IN THE DISTRICT COURT

VS.

§

220TH JUDICIAL DISTRICT

§

**MARY BALZEN, AKA MARY LEE
BALZEN, ET AL**

§

HAMILTON COUNTY, TEXAS

§

AFFIDAVIT FOR SERVICE OF CITATION BY POSTING

BEFORE ME, the undersigned authority on this day personally appeared the undersigned attorney, known to me to be a credible person, who, being first duly sworn upon his/her oath, stated as follows:

1. "I am over 18 years of age, have never been convicted of a felony, and I am fully competent to make this affidavit. I am the attorney for the Plaintiff(s) in the above numbered and entitled cause. I am able to swear, as I do hereby swear that all statements contained herein are true and correct and based upon my personal knowledge. This affidavit is given for the purpose of securing from the clerk of the Court the issuance of a citation by posting pursuant to Rule 117a(3), Texas Rules of Civil Procedure.
2. "Among the Defendants named in this cause are the following:

**Mary Balzen
aka Mary Lee Balzen (In Rem Only)**

Eddie Balzen (In Rem Only)

Christina Fisher (In Rem Only)

Ruby Young (In Rem Only)

Archie Balzen (In Rem Only)

**Mercedes Johnson
aka Mercedes Darlene Solomon Johnson (In Rem Only)**

if living, and if any or all of the above named Defendant(s) be deceased, the unknown heirs of each or all of the said above named deceased persons; and the unknown owner or owners of the property described in Plaintiff(s)' pleadings in this cause; and the executors, administrators, guardians, legal representatives, devisees of the above named persons; and any and all other persons, including adverse claimants, owning or having any legal or equitable interest in or lien upon the property.

3. "Each defendant shown above is either a nonresident of the State of Texas, absent from the state, a transient person, or a person whose name or residence is unknown and cannot be ascertained after diligent inquiry. As to the corporation(s), if any, listed above as a defendant, which are the record owners of any interest in said land, the location of the place of business of such corporation(s) or

the name or place of residence of any officer of such corporation(s) upon whom personal service may be had, are unknown and cannot be ascertained after diligent inquiry.

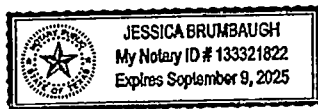
4. "Where a rendition by a record owner defendant was filed in the previous five years with the appraisal district showing the address of any owner of the property subject of this cause, I have caused citation to issue for personal service on such defendant at the address shown on said rendition and have attempted to secure service thereof, but I have not been able to successfully do so.
5. "For the foregoing reasons, citation by personal service on the defendant(s) named above cannot be obtained.
6. "Service of citation by posting a copy thereof at the courthouse door is proper because publication of the citation as provided for in Rule 117a, Texas Rules of Civil Procedure, may not be had for the lowest published word or line rate of the newspaper for classified advertising, chargeable as costs and payable upon the sale of the property, as provided by law."

FURTHER AFFIANT SAYETH NOT.

Carrie L. Pickering

CARRIE L. PICKERING
Affiant

SWORN TO AND SUBSCRIBED before me, the undersigned authority, on this the 7th day of August, 2025.



Jessie Brumbaugh
Printed Name: **Jessica R. Brumbaugh**
Notary Public, State of Texas
My Commission Expires: September 9, 2025

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.

Angie Lopez on behalf of Carrie Pickering
Bar No. 15974050
angie.lopez@lgbs.com
Envelope ID: 104113505
Filing Code Description: Notice
Filing Description: COVER LETTER
Status as of 8/7/2025 3:52 PM CST

Associated Case Party: Hamilton Independent School District

Name	BarNumber	Email	TimestampSubmitted	Status
Kathryn Rhodes		katie.rhodes@lgbs.com	8/7/2025 3:49:02 PM	SENT
Carrie Pickering		carrie.pickering@lgbs.com	8/7/2025 3:49:02 PM	SENT