



COUNTY of GALVESTON
COUNTY COURTHOUSE

722 MOODY AVENUE 2nd FLOOR GALVESTON, TEXAS 77550
Phone: 409-770-5562 Fax: 409-770-5560

August 4, 2025

Hon. Mark Henry
Hon. County Commissioners
Galveston County Courthouse
Galveston, Texas 77550

Re: Release of Nuisance Abatement Lien 4709 17th Street, Bacliff, Texas, 77518 also known as Abst. 164 E Payne Sur Lots 44 & 45 Blk 119 Clifton by the Sea; Document No. 2020015260

Gentlemen:

The piece of property in question is located at 4709 17th Street, Bacliff, Texas, 77518, also known as Abst. 164 E Payne Sur Lots 44 & 45 Blk 119 Clifton by the Sea; Document No. 2020015260. On February 24, 2020, the Commissioners' Court issued an order to abate a public nuisance at that address.

The total cost of the cleanup was \$5,715.00, including administrative and notification fees. An order of sale was issued, which included the above-described property; the nuisance abatement cost was part of the judgment in Cause No. 23-TX-0044. On July 1, 2025, the property owner paid the judgment in full, extinguishing the nuisance abatement lien. The amount recovered by Linebarger Goggan Blair & Sampson, LLP for the nuisance abatement lien is \$8,774.48.

Enclosed is the release of lien for the County Judge's signature, releasing the nuisance abatement lien Document No. 2020015260. Should you have any questions, please call.

Sincerely,

A handwritten signature in blue ink that reads "Veronica Van Horn".

Veronica Van Horn
Legal Services Manager

Enclosures: Notice from Linebarger Goggan Blair & Sampson, Check, and Release of Lien

cc: Henry Porretto

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

OFFICE ADDRESS – 518 – 9TH AVENUE NORTH, TEXAS CITY, TEXAS 77590

MAILING ADDRESS - P. O. DRAWER 2789, TEXAS CITY, TEXAS 77592-2789

(409) 948-3401 ♦ FAX (409) 945-9814

Mark E. Ciavaglia, Managing Partner
Galveston County Office
mark.ciavaglia@lgbs.com
Writer's Direct Line (713) 844-3548

July 8, 2025

Ms. Veronica Van Horn
Legal Services Manager
County of Galveston
Via hand delivery

Re: *Galveston County Nuisance Abatement Lien Payoff*
Clerk's File No. 2020015260
CAD No. 2655-0119-0044-000
Street Address: 4709 17th Street, Bacliff
Property Owner: Jane Hagood

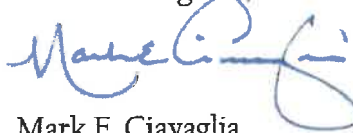
Dear Ms. Van Horn:

The referenced property was set for sheriff sale for delinquent taxes on July 1. The judgment obtained by our firm included the referenced nuisance abatement lien. To cancel the sale, the property owner paid the judgment in full, including the county's nuisance abatement lien.

Please find enclosed a Texas First Bank cashier's check number 1187188 in the amount of \$8,774.48, which pays the original amount of the lien (\$5,715.00) plus statutory post-filing interest.

Please contact me if you have any questions. Thanks very much for your time and assistance.

With best regards,



Mark E. Ciavaglia

MEC/mls
enclosure

THE STATE OF TEXAS

LIEN – TO BE FILED

COUNTY OF GALVESTON

COUNTY OF GALVESTON

NUISANCE ABATEMENT PROGRAM

Galveston County Housing Assistance
Slum and Blight Program

ORDER ASSESSING COST ABATING NUISANCE

On this the 24 day of February, 2020, the Commissioner's Court of Galveston County, Texas convened in a regularly scheduled meeting with the following members thereof present:

MARK HENRY, County Judge;
DARRELL APFFEL, Comm., Pct. #1;
JOE GIUSTI, Comm., Pct. #2;
STEPHEN HOLMES, Comm., Pct. #3;
KEN CLARK, Comm., Pct. #4; and
DWIGHT SULLIVAN, County Clerk

when the following proceedings, among others, were had, to-wit:

WHEREAS, pursuant to Chapter 343 of the Texas Health and Safety Code, and the County's Nuisance Abatement Procedures adopted March 8, 1993 and amended September 1, 1996, the County, acting through its Nuisance Abatement Program Administrator gave Notice to Abate A Public Nuisance to the owner(s) of the premises described in Exhibit "A" attached hereto; and

WHEREAS, the Public Nuisance was not eliminated within the time prescribed by said Notice; and

WHEREAS, as a result of such failure to eliminate the Nuisance, the Commissioners' Court Ordered its abatement by the County. In addition, the Court Ordered that the cost of abatement, together with a \$100.00 Administrative fee, be assessed as a lien against the real property; and

WHEREAS, the Public Nuisance was abated by the County; and

WHEREAS, all conditions precedent to the assessment of the lien upon the real property have been performed.

NOW, THEREFORE, BE IT ORDERED, AND DECREED by the Commissioners' Court of Galveston County, Texas:

I.

That the matters and facts recited in the Preamble of this Order are found and determined to be true and correct.

II.

That the total cost of abatement, plus the administrative fee, as set out in the attached Exhibit "A", be assessed against the real property also described in Exhibit "A".

III.

That a certified copy of this Order be recorded in the Official Public Records of Real Property Records of Galveston County, Texas, to establish in said Real Property Records the lien of Galveston County.

IV.

That by assessing and filing this lien, the County does not in any way waive any rights it has to seek recovery of its costs from the owner(s) of said property.

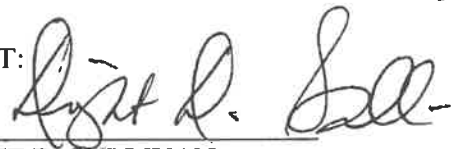
UPON MOTION DULY MADE AND SECONDED, the above Order was unanimously passed this 24 day of February, 2020.

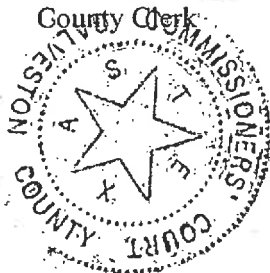
COUNTY OF GALVESTON, TEXAS

BY:


MARK HENRY, County Judge

ATTEST:


DWIGHT D. SULLIVAN,
County Clerk



LEGAL DESCRIPTION (INCLUDE C.A.D. ACCT. #)

Legal Description: ABST 164 E PAYNE SUR LOTS 44 & 45 BLK 119 CLIFTON BY THE SEA

C.A.D. #2655-0119-0044-000

STREET ADDRESS OF PROPERTY

4709 17th St BACLIFF TX 77518

NAME OF PROPERTY OWNER

Jane Hagood

DATE OF COMMISSIONERS' COURT ORDER TO ABATE PUBLIC NUISANCE

February 24, 2020

STATEMENT OF COSTS

Demolition and/or removal costs	<u>\$5,615.00</u>
Legal Notification by Publication	<u>\$0</u>
Title Report	<u>\$0</u>
Administrative Fee	<u>\$100.00</u>
Total Cost of Abatement	<u>\$5,715.00</u>

EXHIBIT "A"

Return to Commissioners Court Minutes February 24, 2020

FILED AND RECORDED

Instrument Number: 2020015260

Recording Fee: 0.00

Number Of Pages:4

Filing and Recording Date: 03/16/2020 1:01PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan". The signature is written in dark ink and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

TEXAS FIRST BANK

Kemah TX 77565

OFFICIAL CHECK

1187188

64-305/611

ISSUED BY: MONEY GRAM PAYMENT SYSTEMS, INC.
P.O. BOX 9476, MINNEAPOLIS, MN 55480
DRAWEE: WELLS FARGO BANK, N.A. BUFORD, GA

DATE July 1, 2025

REMITTER CURTIS LEROY PADGETT

\$***8,774.48**

PAY Eight Thousand Seven Hundred Seventy Four Dollars AND 48/100

TO THE ORDER OF COUNTY OF GALVESTON

DRAWER: TEXAS FIRST BANK



PURPOSE 23 Tx0044

AUTHORIZED SIGNATURE



THE STATE OF TEXAS
COUNTY OF GALVESTON

§
KNOW ALL MEN BY THESE PRESENTS:
§

RELEASE OF LIEN

That, County of Galveston, Texas, in consideration of the payment of the indebtedness described in and secured by the lien created by the instrument hereinafter mentioned, as the legal owner and holder of such indebtedness, does hereby release from the lien created, the real property described in the instrument of record in the office of the County Clerk of Galveston County, Texas, to-wit:

ORDER ASSESSING COST ABATING NUISANCE dated **February 24, 2020**, filed for record under **Galveston County Clerk's File No. 2020015260**, in favor of **COUNTY OF GALVESTON, TEXAS**, against **Jane Hagood**, in the amount of **\$5,715.00** for removal and elimination of nuisance (**Abst. 164 E Payne Sur Lots 44 & 45 Blk 119 Clifton by the Sea aka 4709 17th Street, Bacliff, TX 77518**)

The property covered by the above instrument and hereby released is described as follows:

Abst. 164 E Payne Sur Lots 44 & 45 Blk 119 Clifton by the Sea aka 4709 17th Street, Bacliff, TX 77518

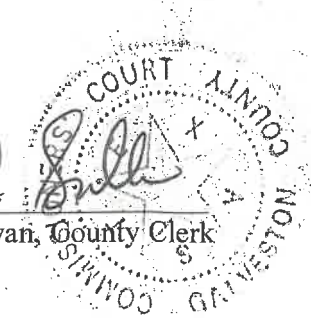
Executed this the **4th** day of **August, 2025**.

COUNTY OF GALVESTON, TEXAS

BY: 
MARK HENRY, County Judge

ATTEST:

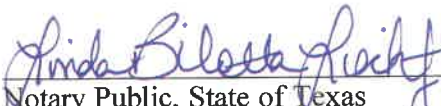

Dwight D. Sullivan, County Clerk

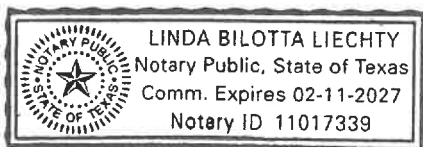


BEFORE ME, the undersigned authority, on this day personally appeared MARK HENRY, County Judge, Galveston County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of the County of Galveston, Texas.

Given under my hand and seal of office on this 4TH day of AUGUST, 2025.

Seal


Notary Public, State of Texas



FILED AND RECORDED

Instrument Number: 2025036355

Recording Fee: 0.00

Number Of Pages: 2

Filing and Recording Date: 08/04/2025 12:45PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*