



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 Abst. 64 E Franks TR B Being N 75ft of S 175 of W 30ft Lot 20 & E 60Ft Lot 19 Gilchrist Prolongation N of RR Row 75 x 90 aka corner of Blackslip Rd. and Hwy 87 Gilchrist, TX 77617; Document No. GAC 9747018

Gentlemen:

The piece of property in question is located at the corner of Blackslip Rd. and Hwy 87, Gilchrist, Texas, 77617, also known as Abst. 64 E Franks TR B Being N 75ft of S 175 of W 30ft Lot 20 & E 60Ft Lot 19 Gilchrist Prolongation N of RR Row 75 x 90; Document No. GAC 9747018. On June 26, 1997, the Commissioners' Court issued an order to abate a public nuisance at that address.

The total cost of the cleanup was \$2,097.09, 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. 17-TX-0069. On June 3, 2025, the property was sold at auction, extinguishing the nuisance abatement lien. The amount recovered by Linebarger Goggan Blair & Sampson, LLP for the nuisance abatement lien is \$7,864.95.

Enclosed is the release of lien for the County Judge's signature, releasing the nuisance abatement lien Document No. GAC 9747018. 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: Check and Release of Lien

cc: Henry Porretto

THE STATE OF TEXAS

LIEN-TO BE FILED

COUNTY OF GALVESTON

COUNTY OF GALVESTON

NUISANCE ABATEMENT PROGRAM

ORDER ASSESSING COST ABATING NUISANCE

On this the 26 day of June, 1997, the Commissioners' Court of Galveston County, Texas convened in a regularly scheduled meeting with the following members thereof present:

JAMES D. YARBROUGH, County Judge;
EDDIE BARR, Comm., Pct. #1;
EDDIE JANEK, Comm., Pct. #2;
WAYNE JOHNSON, III, Comm., Pct. #3;
ED STUART, Comm., Pct. #4; and
PATRICIA RITCHIE, 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 26 day of June, 1997.

COUNTY OF GALVESTON, TEXAS

BY:


JAMES D. YARBROUGH, County Judge

ATTEST:


PATRICIA RITCHIE,
County Clerk

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

ABST. 64 E Franks TR. B Being N. 75ft of S. 175 of W. 30ft Lot 20 & E
60ft Lot 19 Gilchrist Prolongation N of RR Row. 75 x 90
C.A.D. #35872-0020-0000-003

STREET ADDRESS OF PROPERTY

Coner of Blackslip Rd and Hwy 87 - Gilchrist, TX

NAME OF PROPERTY OWNER

Eugene W. Eubanks

DATE OF COMMISSIONERS' COURT ORDER TO ABATE PUBLIC NUISANCE

June 26, 1997

STATEMENT OF COSTS

Demolition and/or removal costs	\$1826.00
Legal Notification by Publication	\$96.09
Title Report	\$75.00
Administrative Fee	\$100.00
Total Cost of Abatement	\$2097.09

EXHIBIT "A"

FILED AND RECORDED

depts\healthd\forms\nuisance.ord

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Return:

✓ County Commissioners' Court
Minutes File of 6/26/1997

Patricia Ritchie

12-8-97 02:02 PM 9747018

PUCETT_A \$13.00

Patricia Ritchie, County Clerk
GALVESTON COUNTY, TEXAS

GALVESTON COUNTY SHERIFF'S OFFICE
SHERIFFS SALES
601 54TH STREET, SUITE 2100
GALVESTON, TX 77551

PROSPERITY BANK

4425

88-2265/1131-59

CHECK ARMOR
FRAUD PROTECTION

PAY TO THE
ORDER OF Galveston County

06/10/2025

\$ 7,864.95

Seven thousand eight hundred sixty-four and 95/100 *****

DOLLARS

MEMO


AUTHORIZED SIGNATURE



Galveston County Sheriff's Office

4425

06/10/2025 Pay To: Galveston County

\$7,864.95

Case Number

Case Style

Amount

17TX0069

GALVESTON COUNTY, ET AL VS. EUGENE W. EUBANKS
Liens in Judgment (Prior to Judg.)

\$7,864.95
\$7,864.95

Galveston County
C/O Cheryl E. Johnson, Tax Assessor/Collector
722 21st Street
Galveston, TX 77553

