



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
COUNTY OF GALVESTON

LIEN-TO BE FILED

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.

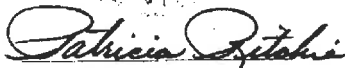
That by assessing and filing this lien, the County does not in any way waive any rights it has to seek recovery of its costs from the owner(s) of said property.

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

012-20-2807

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

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

depts\healthd\forms\nuisance.ord

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


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
88-2285/1131-59
CHECK NUMBER

PAY TO THE ORDER OF Galveston County

06/10/2025
\$ 7,864.95

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

[Signature]

MEMO

Galveston County Sheriff's Office

06/10/2025 Pay To: Galveston County

Case Number
17TX0069

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

\$7,864.95 Amount
\$7,864.95

4425

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

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 **June 26, 1997**, filed for record under **Galveston County Clerk's File No. GAC 9747018**, in favor of **COUNTY OF GALVESTON, TEXAS**, against **Eugene W Eubanks**, in the amount of **\$2,097.09** for removal and elimination of nuisance (**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**)

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

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

Executed this the 4th day of August, 2025.

COUNTY OF GALVESTON, TEXAS

BY:


MARK HENRY, County Judge

ATTEST:

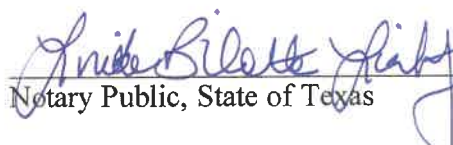

Dwight D. Sullivan, County Clerk

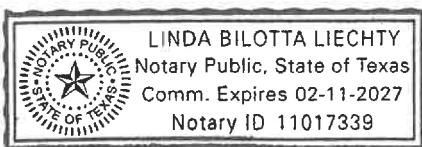


BEFORE ME, the undersigned authority, on this day personally appeared MARK HENRY, County Judge, Galveston County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, 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: 2025036356

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.*