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DUNCANVILLE

The Perfect Blend of Family, Community and Business.

COUNTY CLERK
DALLAS COUNTY

City of Duncanville
Public Works Department
203 E. Wheatland Road
P. O. Box 380280
Duncanville, TX 75138-0280
(p) 972-780-5018; (f) 972-780-6426
(e) bramey@duncanville.com
(w) www.duncanville.com

March 13, 2018

Dallas County Property Records
Via Courier

Reference: **NOTICE OF JUDICIAL HEARING**
727 South Cockrell Hill Road, Duncanville, Texas
Chammeyville Junction
Lot 1, 0.8609 Acres, Cockrell Hill Road 544 FR Wheatland
Dallas County Appraisal District Commercial Account #22013250000010000

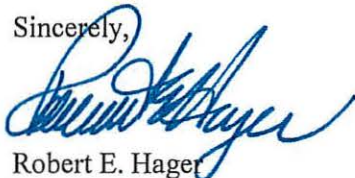
The above-referenced property has been found to be substandard due to inadequate sanitation, structural hazards, general nuisance, hazardous wiring, faulty weather protection, fire hazard, faulty materials of construction, hazardous or unsanitary premises, and inadequate maintenance. The substandard conditions were found during an inspection by the City's Building Official and other authorized representative.

This letter is notification of a public hearing to be held on Wednesday, April 11, 2018, at 9:00 a.m. before the Duncanville Municipal Court in the City Council Chamber of Duncanville City Hall, 203 East Wheatland Road, Duncanville, Texas 75116.

At the hearing, the Court will receive testimony from interested parties to determine whether the property is in violation of the standards of Article V, Substandard Buildings, of the Duncanville Code of Ordinances, as stated by the Building Official or his authorized representative.

After the hearing, the Court will issue an order containing a statement of the required action to be taken, a schedule for action to be completed (including obtaining appropriate permits), and provide for an appeal.

Sincerely,



Robert E. Hager
City Attorney



City of Champions

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VERIFICATION

2018 MAR 14 AM 8:49

COUNTY CLERK
DALLAS COUNTY

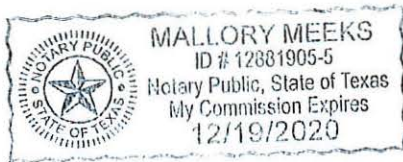
**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, personally appeared Robert E. Hager, known to me to be the person whose name is subscribed hereto, and who after being by me first duly sworn deposed on his oath and stated that he is an attorney for the City of Duncanville in this matter, that he has read the foregoing hearing notice, that he has personal acknowledge of the facts stated therein, and that all of said facts are within his knowledge and are true and correct.



Robert E. Hager

SUBSCRIBED AND SWORN TO BEFORE ME, on this 13th date of March, 2018, to certify which witness my hand and official seal.





Notary Public, State of Texas

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cc: Duncanville Real Estate LLC
727 S. Cockrell Hill Rd.
Duncanville, TX 75137-2619
CERTIFIED MAIL:
7010 1870 0003 0653 6207

Innovative Bank
SBA Department
757 E. 12th St., 3rd Floor
Los Angeles, CA 90021
CERTIFIED MAIL:
7010 1870 0003 0653 6214

Man Suk Young
4340 Powers Branch Dr.
Midlothian, TX 76065
CERTIFIED MAIL:
7010 1870 0003 0653 6221

Allegiant Partners Inc.
900 Fourth St., #200
San Rafael, CA 94901
CERTIFIED MAIL:
7010 1870 0003 0653 6238

Property Tax Fix, LLC
Timothy M. Hoch
5616 Malvey Ave.
Fort Worth, TX 76107
CERTIFIED MAIL:
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Property Tax Solutions, LLC
Bruce Williams
8080 N. Central Expressway, #880
Dallas, TX 75206
CERTIFIED MAIL:
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Property Tax Solutions, LLC
George Kupchynsky
8080 N. Central Expressway, #880
Dallas, TX 75206
CERTIFIED MAIL:
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Title Company
David M. Vereeke
5944 Luther Ln., #725
Dallas, TX 75225
CERTIFIED MAIL:
7010 1870 0003 0653 6276

Warren C. Brown
AmeriPoint Title Houston
617 Caroline
Houston, TX 77002
CERTIFIED MAIL:
7010 1870 0003 0653 6283

J.A.M. Distributing Company
c/o Wei (Angela) Xu
5454 La Sierra Dr., #100
Dallas, TX 75231
CERTIFIED MAIL:
7010 1870 0003 0653 6290

Propel Financial Services, LLC
P.O. Box 100350
San Antonio, TX 78201
CERTIFIED MAIL:
7010 1870 0003 0653 6306

Viking Funding Group, Inc.
102 Jericho Turnpike
Floral Park, NY 11001
CERTIFIED MAIL:
7010 1870 0003 0653 6313

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