



**Denton Central Appraisal District**  
3911 Morse Street  
Denton, TX 76208

(940) 349-3800  
[www.dentoncad.com](http://www.dentoncad.com)

12/19/2023

288838  
SMITH, BENJAMIN M  
2460 SUNDERLAND LN  
LEWISVILLE, TX 75067-6716

RE: Residential Homestead  
Property ID: 288838  
Property Address: 2460 SUNDERLAND LN, LEWISVILLE, TX 75067-6716

**STATEMENT OF FACTS IN REGARD TO REQUEST TO WAIVE PENALTY AND INTEREST**

**05/01/2023** – Denton CAD updated the ownership & address per deed 2023-29658 which was recorded by the Denton County Clerk 03/24/2023 with the address 2460 Sunderland Ln Lewisville TX 75067-6716.

**07/12/2023** – Denton CAD received return mail for the previous owner indicating the mailing address should be 8524 Haverhill, The Colony TX 75056-5167 and Denton CAD updated the mailing address to 8524 Haverhill, The Colony TX 75056-5167.

**08/08/2023** - Denton CAD processed a homestead application for Benjamin Smith and failed to update the mailing address.

**02/01/2024** – Denton CAD was informed of the incorrect address change and corrected the mailing address to 2460 Sunderland Ln, Lewisville, TX 75067.

Please feel free to contact me if you have any questions.

Respectfully,

Jacob Stvartak

Customer Service Supervisor  
Denton Central Appraisal District  
[jacob.stvartak@dentoncad.com](mailto:jacob.stvartak@dentoncad.com)  
(940) 349-3820

**From:** [Michelle French](#)  
**To:** [Mark Burroughs](#); [Matthew Tepper](#); [Craig Morgan](#); [Gilbert Bragg](#)  
**Cc:** [Brittany Taylor](#)  
**Subject:** RE: Information on Your Request {474891} - Acct 288838  
**Date:** Monday, February 12, 2024 1:51:00 PM  
**Attachments:** [image001.png](#)

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Thanks so much, Mark!

**Michelle French**  
**Denton County Tax Assessor Collector**  
**940-349-3500**

***"You are never too old to set another goal or to dream a new dream" – C.S. Lewis***

***"There is incredible value in being of service to others." Elizabeth Berg***

**From:** Mark Burroughs <[attyburroughs@dentonlawyer.com](mailto:attyburroughs@dentonlawyer.com)>  
**Sent:** Monday, February 12, 2024 12:01 PM  
**To:** Michelle French <[Michelle.French@dentoncounty.gov](mailto:Michelle.French@dentoncounty.gov)>; Matthew Tepper <[Matthew.Tepper@mvalaw.com](mailto:Matthew.Tepper@mvalaw.com)>; Craig Morgan <[Craig.Morgan@mvalaw.com](mailto:Craig.Morgan@mvalaw.com)>; Gilbert Bragg <[Gilbert.Bragg@mvalaw.com](mailto:Gilbert.Bragg@mvalaw.com)>  
**Cc:** Brittany Taylor <[Brittany.Taylor@mvalaw.com](mailto:Brittany.Taylor@mvalaw.com)>  
**Subject:** RE: Information on Your Request {474891} - Acct 288838

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I agree with your and Gil's conclusion.

MAB

**Mark Burroughs | Shareholder**  
**Sawko & Burroughs, P.C.**  
1172 Bent Oaks Drive  
Denton, Texas 76210

(940) 382-4357 telephone  
(940) 591-0991 facsimile  
[www.dentonlawyer.com](http://www.dentonlawyer.com)

**Consumer Debt Collection Notice:**

You are hereby informed that this e-mail and any subsequent e-mails may be an attempt to collect a

**From:** [Gilbert Bragg](#)  
**To:** [Michelle French](#); [Matthew Tepper](#); [Craig Morgan](#); "Mark Burroughs"  
**Cc:** [Brittany Taylor](#); [Gilbert Bragg](#)  
**Subject:** RE: Information on Your Request {474891} - Acct 288838  
**Date:** Friday, February 9, 2024 1:39:10 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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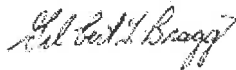
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Michelle,

I concur with your observation that the CAD Statement of Facts supports the request for waiver.

Regards,

Gil



**Gilbert T. Bragg** | Partner

E-mail : [gilbert.bragg@mvbalaw.com](mailto:gilbert.bragg@mvbalaw.com)

Main : 512-323-3200



**From:** Michelle French <Michelle.French@dentoncounty.gov>  
**Sent:** Friday, February 9, 2024 12:35 PM  
**To:** Matthew Tepper <Matthew.Tepper@mvbalaw.com>; Craig Morgan <Craig.Morgan@mvbalaw.com>; Gilbert Bragg <Gilbert.Bragg@mvbalaw.com>; 'Mark Burroughs' <attyburroughs@dentonlawyer.com>  
**Cc:** Brittany Taylor <Brittany.Taylor@mvbalaw.com>  
**Subject:** FW: Information on Your Request {474891} - Acct 288838



This message was sent from outside The Firm

Hello everyone,

consumer debt as defined in the Texas Finance Code and the Fair Debt Collection Practices Act. Any information provided in the course of this e-mail, subsequent e-mails, or any replies thereafter, may be used for the purpose of collecting a consumer debt or debts. Any purported amounts stated herein may not be full and final and any charges or fees asserted herein are subject to proper judicial review, and award thereof may be subject to judicial discretion. If you are represented by legal counsel in regard to the consumer debt potentially asserted herein, please inform this office immediately, and remit all past, current, and future communications to your legal counsel. Upon written request from you, we will cease all communication pertaining to the debt potentially asserted herein, unless the communication is for the purpose(s) of: (1) advising you that collection attempts are being terminated; (2) informing you that our client or clients may invoke specified remedies which are ordinarily invoked by a debt collector or creditor, or; (3) notifying you that our client intends to invoke a specified remedy.

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**From:** Michelle French <[Michelle.French@dentoncounty.gov](mailto:Michelle.French@dentoncounty.gov)>

**Sent:** Friday, February 9, 2024 12:35 PM

**To:** Matthew Tepper <[Matthew.Tepper@mybalaw.com](mailto:Matthew.Tepper@mybalaw.com)>; Craig Morgan <[Craig.Morgan@mybalaw.com](mailto:Craig.Morgan@mybalaw.com)>; Gilbert Bragg <[Gilbert.Bragg@mybalaw.com](mailto:Gilbert.Bragg@mybalaw.com)>; Mark Burroughs <[attyburroughs@dentonlawyer.com](mailto:attyburroughs@dentonlawyer.com)>

**Cc:** Brittany Taylor <[Brittany.Taylor@mybalaw.com](mailto:Brittany.Taylor@mybalaw.com)>

**Subject:** FW: Information on Your Request {474891} - Acct 288838

Hello everyone,

We have this request for P & I waiver. The CAD has issued the attached statement of facts regarding this account. It appears that this is a valid waiver. However as usual, I would like you to take a look. If you agree, please send me a recommendation.

View Account Litigation Maintenance Fiduciaries Payments Research Reports Help

Roll: NONE

Account: 288838DEN AD #: SL2778A-00000D-0000-0012-0000 I N

Legal: CARRINGTON VILLAGE PH 1 BLK D LOT 12 Owner: SMITH BENJAMIN M 8524 HAVERHILL THE COLONY, TX 75056-5167 US Stat: L

fresh: New TaxOffice Sup:

Val: 432,057 S Def: Deed: 03/24/2023 Acres: 0.093900 Ceiling Information: No Ceilings Fiduciaries: 0 found

Val: 77,748 E Def: Vol: 0 Sq Ft: 0 Exemptions: 3 found

Val: 354,309 Ag Def: 0 Page: 0 Inst: 2023-29658 Roll: R NonBilled: 0 Found

Ac: 0002460 SUNDERLAND LN Map#: Today Override P&I Paid: 12/19/2022

Receivables | Detail | Audit | Owner ID: 1747056

Current/Due Prior Years All Select.. Values Year, Unit, Type

Year	Status	Rec. Bal.	Pen. Due	Int. Due	Col. Pen	Total Due	Paid	Refund
TOTAL		5,373.38	322.40	53.73	.00	5,749.51	72,762.54	.00
2023		5,373.38	322.40	53.73	.00	5,749.51	.00	.00
C12		1,569.85	94.19	15.70	.00	1,679.74	.00	.00
S09		3,103.20	186.19	31.03	.00	3,320.42	.00	.00
061		700.33	42.02	7.00	.00	749.35	.00	.00
2022		.00	.00	.00	.00	.00	5,956.66	.00

Thanks!

Michelle French  
Denton County Tax Assessor Collector  
940-349-3500

*"You are never too old to set another goal or to dream a new dream" – C.S. Lewis*

*"There is incredible value in being of service to others." Elizabeth Berg*

From: Alicia Martinez <[Alicia.Martinez@dentoncounty.gov](mailto:Alicia.Martinez@dentoncounty.gov)>  
Sent: Friday, February 9, 2024 8:37 AM  
To: Michelle French <[Michelle.French@dentoncounty.gov](mailto:Michelle.French@dentoncounty.gov)>  
Cc: Tax Financial <[Tax.Financial@dentoncounty.gov](mailto:Tax.Financial@dentoncounty.gov)>  
Subject: FW: Information on Your Request {474891} - Acct 288838

Michelle,

Can you please review this request for a waiver of penalty and interest. Attached is a statement of fact from DCAD.

Please let me know if anything is needed for review and determination.

Sincerely,  
*Alicia Martinez*

Senior Supervisor of Financial Department for  
Michelle French, Denton County Tax Assessor/Collector

**From:** Property Tax <[Property.Tax@dentoncounty.gov](mailto:Property.Tax@dentoncounty.gov)>  
**Sent:** Thursday, February 8, 2024 3:36 PM  
**To:** Tax Financial <[Tax.Financial@dentoncounty.gov](mailto:Tax.Financial@dentoncounty.gov)>  
**Subject:** FW: Information on Your Request {474891} - Acct 288838

Please see attached statement from customer that was supplied to them from DCAD that they told the customer to present to us.

Thank you,

Katie Jo Kelch  
Processing Department Supervisor  
For Michelle French  
Denton County Tax Assessor-Collector

**From:** Ben [REDACTED]  
**Sent:** Friday, February 2, 2024 8:59 AM  
**To:** Property Tax <[Property.Tax@dentoncounty.gov](mailto:Property.Tax@dentoncounty.gov)>  
**Cc:** Ben Smith <[bs85238@gmail.com](mailto:bs85238@gmail.com)>  
**Subject:** FW: Information on Your Request {474891} - Acct 288838

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Dear Sir or Madam,

Please review the attached statement of facts. I am requesting a call back and a waiver of penalty and interest.

Regards,  
Ben Smith  
(210) 904-6141

Caterpillar: Confidential Green