



04/11/2025

Loan No: 742399,  
Property Address: 16218 NORTH FWY,  
HOUSTON, TX 77090

FELIX VALDEZ,  
89 WINTER SUNRISE CIR,  
TOMBALL , TX 77375

Dear Mortgagor:

Upon recent examination of the official tax records, your taxes were not paid. Failure to pay your taxes prior to their delinquency date constitutes a default under the terms of your mortgage or deed of trust and places your loan in jeopardy.

If you have paid the item below, please forward a copy of the receipt or cancelled check to us. If you have not paid the delinquent item shown below, please do so immediately and forward a copy of the receipt to us.

Please contact the tax collector for the exact amount to pay.

Sincerely,  
Texas Advantage Community Bank

\*\*\*\*\* Note - Payments made after 04/09/2025 are not reflected here \*\*\*\*\*

BILL TYPE	PARCEL NO	TAX YEAR	INSTALLMENT	TOTAL DUE
REGULAR	1309180010002	2024	Inst - 1	\$1,186.55
REGULAR	1309180010010	2024	Inst - 1	\$3,462.81
			Total Amount	\$4,649.36