

08/05/2025

EDGAR ABSHIRE  
2391 JOHN KOLB RD #1  
LUFKIN , TX 75901 , Angelina

RE: Loan Number 408625

Dear EDGAR ABSHIRE,

A recent search of property tax authority records indicate taxes for property secured by the above referenced loan are delinquent as of 08/05/2025. The assessor parcel number(s) and delinquent tax detail are referenced below:

Based on the terms outlined in your Note and Mortgage/Deed of Trust, **you are required to pay all property taxes prior to delinquency**. If payment has been made, please forward a copy of your cancelled check (front and back) or online payment receipt within 30 days from the date of the letter. **DO NOT SEND FUNDS FOR YOUR DELINQUENT TAXES TO OUR OFFICE**. Please contact the tax authority's office to obtain the current amount to pay and send payment directly to the tax authority's office.

Failure to pay property taxes prior to delinquency may constitute a default under the terms of your loan. Your prompt attention to this matter is appreciated.

AGENCY NAME	PARCEL #	ADDRESS	INSTALLMENT DUE	TOTAL DUE
ANGELINA COUNTY	34993	2391 JOHN KOLB RD #1	2023 Inst - 1	\$3,337.49
ANGELINA COUNTY	34993	2391 JOHN KOLB RD #1	2024 Inst - 1	\$3,616.77
ANGELINA COUNTY	34993	2391 JOHN KOLB RD #4	2024 Inst - 1	\$3,586.38
			<b>Total Amount</b>	<b>\$10,540.64</b>

If you have paid the above outstanding taxes, please provide evidence to your loan officer.

Respectfully,

JIM ROPER