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**NOTICE OF CLAIM**

**STATE OF TEXAS**

**COUNTY OF GUADALUPE**

**LIEN AFFIDAVIT AND CLAIM**

Douglas G. Faseler, Affiant, as agent for the City of Seguin, County of Guadalupe, Texas, Claimant having furnished materials and/or labor to improve the property herein described, for the purposes of perfecting a lien on said property and improvements to secure the amount of the claim therefor, makes this affidavit and states:

- A. That Gabriel Landeros Jr is the owner(s) or reputed owner(s) of said land.
- B. That the City of Seguin has furnished labor and materials for the improvement of  
real property located in Guadalupe County, Texas, and described as follows:

**611 San Antonio Ave, Lot 51, Blk: 65, West Addition**

**Property Account # 1G3500-0065-05100**

**Property ID #45744**

Said labor and materials were necessary for the preservation of the public health, safety and welfare and consist of the following: Cleaning of the Property (fallen tree)

The amount of this claim is \$955.00, plus interest thereon at the rate of ten percent (10%) per annum from the date of recording of this instrument. This lien claim for the amount shown above upon the land and the improvements described above is inferior only to a valid and existing tax lien or lien for street improvement. Claimant last performed work on the 6<sup>th</sup> day of November 2017.

**CITY OF SEGUIN**

  
\_\_\_\_\_  
Douglas G. Faseler, Affiant as Agent

**STATE OF TEXAS**

**COUNTY OF GUADALUPE**

Before me, the undersigned authority, on this day personally appeared Douglas G. Faseler, Affiant as Agent, of the City of Seguin, known to me to be the person and officer whose name is subscribed to the forgoing instrument, and acknowledge to me that he executed it for the purposes therein expressed, and in the capacity therein stated as the act and deed of such corporation.

Sworn to and subscribed before me, under my official hand and seal of the office on this the 8 day of January, 2018.



Francis Serna  
Francis Serna

After recording return to:

→ **Planning & Zoning Department**  
**City of Seguin**  
**P.O. Box 591**  
**Seguin, TX 78156**

**2018000622**  
**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**  
**01/09/2018 10:55:45 AM**  
**PAGES: 2**  
**TERESA KIEL, COUNTY CLERK**  
**GUADALUPE COUNTY, TEXAS**





**PLANNING &  
CODES**

## Mowing Billing Statement

**Mowing Invoice No: CE -2526**

**Billing Date: November 13, 2017**

**Payment Due: Upon receipt**

| Bill to:            | Regarding Property:        |
|---------------------|----------------------------|
| LANDEROS GABRIEL JR | 611 SAN ANTONIO AVE        |
| 611 SAN ANTONIO AVE | Prop ID # 45744            |
| SEGUIN, TX 78155    | LOT: 51 BLK: 65 ADDN: WEST |

Due to a violation of Section 46-29 of the Seguin Code of Ordinance, your failure to comply with the notice sent on September 8, 2017 has resulted in the City of Seguin contracting out the cleaning of the property. **If payment is not received within 30 days, an additional charge for filing a lien on your property will be assessed.** If you have any questions about your bill, please contact the Planning/Codes Department at 830-386-2527.

| Date of Service | Description                        | Amount Due in Full<br>(no partial payments) | Amount Due after 30<br>Days (plus Lien charge) |
|-----------------|------------------------------------|---|--|
| Nov. 6, 2017    | Cleaning of property (fallen tree) | \$895.00                                    | \$895.00 (plus cost of filing fees)            |

Please send checks or money orders payable to "City of Seguin" to the following address:

**City of Seguin  
PO Box 591  
Seguin, TX 78156  
Attn: Planning Department**

To ensure prompt credit, return this portion with payment



| Property ID/Physical Address | Amount Due in full | Amount Paid |
|------------------------------|--------------------|-------------|
| #45744, 611 SAN ANTONIO AVE  | \$895.00           |             |

**NOTICE OF CLAIM****STATE OF TEXAS****COUNTY OF GUADALUPE****LIEN AFFIDAVIT AND CLAIM**

Douglas G. Faseler, Affiant, as agent for the City of Seguin, County of Guadalupe, Texas, Claimant having furnished materials and/or labor to improve the property herein described, for the purposes of perfecting a lien on said property and improvements to secure the amount of the claim therefor, makes this affidavit and states:

- A. That Gabriel Landeros Jr is the owner(s) or reputed owner(s) of said land.
- B. That the City of Seguin has furnished labor and materials for the improvement of real property located in Guadalupe County, Texas, and described as follows:

**611 San Antonio Ave, Lot 51, Blk : 65 Addn: West**

**Property Account #1G3500-0065-05100**

**Property ID #45744**

Said labor and materials were necessary for the preservation of the public health, safety and welfare and consist of the following: Securing of the structure and Cleaning of property

The amount of this claim is \$671.76, plus interest thereon at the rate of ten percent (10%) per annum from the date of recording of this instrument. This lien claim for the amount shown above upon the land and the improvements described above is inferior only to a valid and existing tax lien or lien for street improvement. Claimant last performed work on the 16<sup>th</sup> day of April 2018.

**CITY OF SEGUIN**

  
Douglas G. Faseler, Affiant as Agent

**STATE OF TEXAS**

**COUNTY OF GUADALUPE**

Before me, the undersigned authority, on this day personally appeared Douglas G. Faseler, Affiant as Agent, of the City of Seguin, known to me to be the person and officer whose name is subscribed to the forgoing instrument, and acknowledge to me that he executed it for the purposes therein expressed, and in the capacity therein stated as the act and deed of such corporation.

Sworn to and subscribed before me, under my official hand and seal of the office on this the 21 day of June 2018.



Francis Serna  
Francis Serna

After recording return to:

→ **Planning & Zoning Department**  
**City of Seguin**  
**P.O. Box 591**  
**Seguin, TX 78156**

201899013656  
I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
06/21/2018 11:20:37 AM PAGES: 2 LINDA  
TERESA KIEL, COUNTY CLERK



Teresa Kiel



**PLANNING &  
CODES**

## Mowing Billing Statement

**Mowing Invoice No: CE -3057**

**Billing Date: April 27, 2018**

**Payment Due: Upon receipt**

| Bill to:            | Regarding Property:        |
|---------------------|----------------------------|
| LANDEROS GABRIEL JR | 611 SAN ANTONIO AVE        |
| 611 SAN ANTONIO AVE | Prop ID #45744             |
| SEGUIN, TX 78155    | LOT: 51 BLK: 65 ADDN: WEST |

Due to a violation of Section 18-40 of the Seguin Code of Ordinance, your failure to comply with the orders of the Building and Standards Commission on April 9, 2018 has resulted in the City of Seguin contracting out the securing of the structure. **If payment is not received within 30 days, an additional charge for filing a lien on your property will be assessed.** If you have any questions about your bill, please contact the Planning/Codes Department at 830-386-2527.

| Date of Service | Description               | Amount Due in Full<br>(no partial payments) | Amount Due after 30<br>Days (plus Lien charge) |
|-----------------|---------------------------|---|--|
| April 16, 2018  | Securing of the structure | \$611.76                                    | \$611.76 (plus cost of filing fees)            |

Please send checks or money orders payable to "City of Seguin" to the following address:

**City of Seguin  
PO Box 591  
Seguin, TX 78156  
Attn: Planning Department**

To ensure prompt credit, return this portion with payment



| Property ID/Physical Address | Amount Due in full | Amount Paid |
|------------------------------|--------------------|-------------|
| #45744, 611 SAN ANTONIO AVE  | \$611.79           |             |

**NOTICE OF CLAIM****STATE OF TEXAS****COUNTY OF GUADALUPE****LIEN AFFIDAVIT AND CLAIM**

Douglas G. Faseler, Affiant, as agent for the City of Seguin, County of Guadalupe, Texas, Claimant having furnished materials and/or labor to improve the property herein described, for the purposes of perfecting a lien on said property and improvements to secure the amount of the claim therefor, makes this affidavit and states:

- A. That Gabriel Landeros Jr is the owner(s) or reputed owner(s) of said land.
- B. That the City of Seguin has furnished labor and materials for the improvement of real property located in Guadalupe County, Texas, and described as follows:

**611 San Antonio Ave, Lot 51, Blk 65: West Addition**

**Property Account # 1G3500-0065-05100**

**Property ID # 45744**

Said labor and materials were necessary for the preservation of the public health, safety and welfare and consist of the following: Mowing of the Property

The amount of this claim is \$272.50, plus interest thereon at the rate of ten percent (10%) per annum from the date of recording of this instrument. This lien claim for the amount shown above upon the land and the improvements described above is inferior only to a valid and existing tax lien or lien for street improvement. Claimant last performed work on the 8<sup>th</sup> day of May 2018.

**CITY OF SEGUIN**

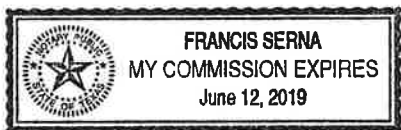
  
Douglas G. Faseler, Affiant as Agent


**STATE OF TEXAS**

**COUNTY OF GUADALUPE**

Before me, the undersigned authority, on this day personally appeared Douglas G. Faseler, Affiant as Agent, of the City of Seguin, known to me to be the person and officer whose name is subscribed to the forgoing instrument, and acknowledge to me that he executed it for the purposes therein expressed, and in the capacity therein stated as the act and deed of such corporation.

Sworn to and subscribed before me, under my official hand and seal of the office on this the 12 day of July, 2018.



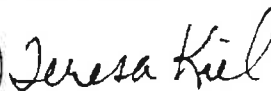
  
Francis Serna

After recording return to:

**Planning & Zoning Department**  
**City of Seguin** ←  
**P.O. Box 591**  
**Seguin, TX 78156**

201899015638  
I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
07/13/2018 12:52:47 PM PAGES: 2 COURTNEY  
TERESA KIEL, COUNTY CLERK









**PLANNING &  
CODES**

## Mowing Billing Statement

**Mowing Invoice No: CE -290-2018**

**Billing Date: May 18, 2018**

**Payment Due: Upon receipt**

| Bill to:            | Regarding Property:        |
|---------------------|----------------------------|
| LANDEROS GABRIEL JR | 611 SAN ANTONIO AVE        |
| 611 SAN ANTONIO AVE | Prop ID #45744             |
| SEGUIN, TX 78155    | LOT: 51 BLK: 65 ADDN: WEST |

Due to a violation of Section 46-30 of the Seguin Code of Ordinance, your failure to comply with the notice sent on April 17, 2018 has resulted in the City of Seguin contracting out the mowing of the property. **If payment is not received within 30 days, an additional charge for filing a lien on your property will be assessed.** If you have any questions about your bill, please contact the Planning/Codes Department at 830-386-2527.

| Date of Service | Description        | Amount Due in Full<br>(no partial payments) | Amount Due after 30<br>Days (plus Lien charge) |
|-----------------|--------------------|---|--|
| May 8, 2018     | Mowing of property | \$212.50                                    | \$212.50 (plus cost of filing fees)            |

Please send checks or money orders payable to "City of Seguin" to the following address:

**City of Seguin  
PO Box 591  
Seguin, TX 78156  
Attn: Planning Department**

To ensure prompt credit, return this portion with payment



| Property ID/Physical Address | Amount Due in full | Amount Paid |
|------------------------------|--------------------|-------------|
| #45744, 611 SAN ANTONIO AVE  | \$212.50           |             |

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**NOTICE OF CLAIM**

**STATE OF TEXAS**

**COUNTY OF GUADALUPE**

**LIEN AFFIDAVIT AND CLAIM**

Douglas G. Faseler, Affiant, as agent for the City of Seguin, County of Guadalupe, Texas, Claimant having furnished materials and/or labor to improve the property herein described, for the purposes of perfecting a lien on said property and improvements to secure the amount of the claim therefor, makes this affidavit and states:

- A. That Estate of Gabriel Landeros Jr is the owner(s) or reputed owner(s) of said land.
- B. That the City of Seguin has furnished labor and materials for the improvement of real property located in Guadalupe County, Texas, and described as follows:

**611 San Antonio Ave, Lot 51, Blk 65: West Addition**

**Property Account #1G3500-0065-05100**

**Property ID #45744**

Said labor and materials were necessary for the preservation of the public health, safety and welfare and consist of the following: Mowing and cleaning of the property

The amount of this claim is \$272.50, plus interest thereon at the rate of ten percent (10%) per annum from the date of recording of this instrument. This lien claim for the amount shown above upon the land and the improvements described above is inferior only to a valid and existing tax lien or lien for street improvement. Claimant last performed work on the 28<sup>th</sup> day of August 2019.

**CITY OF SEGUIN**

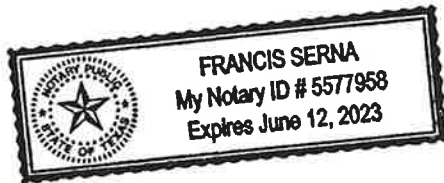
  
Douglas G. Faseler, Affiant as Agent

**STATE OF TEXAS**

**COUNTY OF GUADALUPE**

Before me, the undersigned authority, on this day personally appeared Douglas G. Faseler, Affiant as Agent, of the City of Seguin, known to me to be the person and officer whose name is subscribed to the forgoing instrument, and acknowledge to me that he executed it for the purposes therein expressed, and in the capacity therein stated as the act and deed of such corporation.

Sworn to and subscribed before me, under my official hand and seal of the office on this the 30 day of October, 2019.



Francis Serna  
Francis Serna

After recording return to:

→ **Planning & Zoning Department**  
**City of Seguin**  
**P.O. Box 591**  
**Seguin, TX 78156**

201999024915

I certify this instrument was FILED and RECORDED  
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of Guadalupe County, Texas on  
10/30/2019 11:49:39 AM PAGES: 2 EDIE  
TERESA KIEL, COUNTY CLERK



Teresa Kiel



**PLANNING &  
CODES**

## Mowing Billing Statement

**Mowing Invoice No: CE -875-2019**

**Billing Date: September 6, 2019**

**Payment Due: Upon receipt**

| Bill to:            | Regarding Property:        |
|---------------------|----------------------------|
| LANDEROS GABRIEL JR | 611 SAN ANTONIO AVE        |
| 611 SAN ANTONIO AVE | Prop ID #45744             |
| SEGUIN, TX 78155    | LOT: 51 BLK: 65 ADDN: WEST |

Due to a violation of Section 46-29, 46-30 & 90-67 of the Seguin Code of Ordinance, your failure to comply with the notice sent on August 16, 2019 has resulted in the City of Seguin contracting out the mowing and cleaning of the property. If payment is not received within 30 days, an additional charge for filing a lien on your property will be assessed. If you have any questions about your bill, please contact the Planning/Codes Department at 830-386-2527.

| Date of Service | Description                     | Amount Due in Full<br>(no partial payments) | Amount Due after 30<br>Days (plus Lien charge) |
|-----------------|---------------------------------|---|--|
| August 28, 2019 | Mowing and cleaning of property | \$212.50                                    | \$212.50 (plus cost of filing fees)            |

Please send checks or money orders payable to "City of Seguin" to the following address:

**City of Seguin  
PO Box 591  
Seguin, TX 78156  
Attn: Planning Department**

To ensure prompt credit, return this portion with payment



| Property ID/Physical Address | Amount Due in full | Amount Paid |
|------------------------------|--------------------|-------------|
| #45744, 611 SAN ANTONIO AVE  | \$212.50           |             |

**NOTICE OF CLAIM**

2/18

**STATE OF TEXAS****COUNTY OF GUADALUPE****LIEN AFFIDAVIT AND CLAIM**

Steve Parker, Affiant, as agent for the City of Seguin, County of Guadalupe, Texas, Claimant having furnished materials and/or labor to improve the property herein described, for the purposes of perfecting a lien on said property and improvements to secure the amount of the claim therefor, makes this affidavit and states:

- A. That Estate of Gabriel Landeros Jr is the owner(s) or reputed owner(s) of said land.
- B. That the City of Seguin has furnished labor and materials for the improvement of real property located in Guadalupe County, Texas, and described as follows:

**611 San Antonio Ave, Lot: 51, Blk: 65, Addn: West**

**Property Account # 1G3500-0065-05100**

**Property ID #45744**

Said labor and materials were necessary for the preservation of the public health, safety and welfare and consist of the following: Mowing and cleaning of property

The amount of this claim is \$272.50, plus interest thereon at the rate of ten percent (10%) per annum from the date of recording of this instrument. This lien claim for the amount shown above upon the land and the improvements described above is inferior only to a valid and existing tax lien or lien for street improvement. Claimant last performed work on the 9<sup>th</sup> day of July 2020.

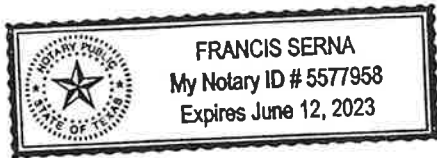
**CITY OF SEGUIN**  
\_\_\_\_\_  
Steve Parker, Affiant as Agent

**STATE OF TEXAS**

**COUNTY OF GUADALUPE**

Before me, the undersigned authority, on this day personally appeared Steve Parker, Affiant as Agent, of the City of Seguin, known to me to be the person and officer whose name is subscribed to the forgoing instrument, and acknowledge to me that he executed it for the purposes therein expressed, and in the capacity therein stated as the act and deed of such corporation.

Sworn to and subscribed before me, under my official hand and seal of the office on this the 11 day of August 2020.



*Francis Serna*

Francis Serna

After recording return to:

**Planning & Zoning Department  
City of Seguin  
P.O. Box 591  
Seguin, TX 78156**

202099021376

I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
08/12/2020 09:16:04 AM PAGES: 2 DARLENE  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*



**PLANNING &  
CODES**

## Mowing Billing Statement

**Mowing Invoice No:** CE -635-2020

**Billing Date:** July 17, 2020

**Payment Due:** Upon receipt

| Bill to:                      | Regarding Property:        |
|-------------------------------|----------------------------|
| ESTATE OF GABRIEL LANDEROS JR | 611 SAN ANTONIO AVE        |
| 611 SAN ANTONIO AVE           | Prop ID #45744             |
| SEGUIN, TX 78155              | LOT: 51 BLK: 65 ADDN: WEST |

Due to a violation of Section 46-29, 46-30 and 90-67 of the Seguin Code of Ordinance, your failure to comply with the notice sent on June 17, 2020 has resulted in the City of Seguin contracting out the mowing and cleaning of the property. If payment is not received within 30 days, an additional charge for filing a lien on your property will be assessed. If you have any questions about your bill, please contact the Planning/Codes Department at 830-386-2527.

| Date of Service | Description                     | Amount Due in Full<br>(no partial payments) | Amount Due after 30<br>Days (plus Lien charge) |
|-----------------|---------------------------------|---|--|
| July 9, 2020    | Mowing and cleaning of property | \$212.50                                    | \$212.50 (plus cost of filing fees)            |

Please send checks or money orders payable to "City of Seguin" to the following address:

**City of Seguin  
PO Box 591  
Seguin, TX 78156  
Attn: Planning Department**

To ensure prompt credit, return this portion with payment



| Property ID/Physical Address | Amount Due in full | Amount Paid |
|------------------------------|--------------------|-------------|
| #45744, 611 SAN ANTONIO AVE  | \$212.50           |             |