

Item 27

2-13-17

LAW OFFICE OF  
JAVIER MONTEMAYOR JR., P.C.  
WEBB COUNTY DELINQUENT TAX ATTORNEY  
7718 MCPHERSON RD STE. F-105  
LAREDO, TEXAS 78045



LAW OFFICES OF  
**JAVIER MONTEMAYOR JR.**

TAX COLLECTIONS,  
 A PROFESSIONAL CORPORATION  
 7718 MCPHERSON RD. STE. F-105  
 LAREDO, TEXAS 78045

OFFICE: 956-722-0215

FAX: 956-722-0246

Account Number:	Address:	Became Trustee:	Attempts To Sale:	Sold For:
1. 332-00433-040	415 W. Olive St.	2014	5	\$22,500.00
2. 555-01561-060	2602 Market St. (lot 6)	2006	7	\$35,000.00
555-01561-070	2602 Market St. (lot 7)			
3. 221-01008-054	4002 Santa Maria Ave.	2015	8	\$20,200.00

Judgement Amount:	Owed to Webb County At time of Judgement	Owed Webb County: when sold:	Paid Webb County:	Difference:
1. \$51,550.50	\$10,924.97	\$14,702.05	\$6,777.70	\$7,924.35
2. \$40,275.23	\$8,921.76	\$35,781.94	\$5,331.66	\$30,450.28
3. \$15,606.11	\$3,488.40	\$4,521.81	\$4,129.56	\$392.25

Javier Montemayor Jr., P.C. Tax Collections

January	2016	\$91,777.40
February	2016	\$69,321.06
March	2016	\$121,149.32
April	2016	\$65,745.47
May	2016	\$27,250.31
June	2016	\$78,059.17
July	2016	\$82,645.01
August	2016	\$201,380.10
September	2016	\$131,686.86
October	2016	\$150,706.50
November	2016	\$108,961.44
December	2016	\$160,807.45

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**Total: \$1,289,490.09**

Total collected at Patricia Barrera's Office and Javier Montemayor's Office  
WEBB COUNTY TAX COLLECTIONS / ROAD and BRIDGE

January	2016	\$218,519.72
February	2016	\$272,185.45
March	2016	\$219,004.64
April	2016	\$140,938.52
May	2016	\$109,490.01
June	2016	\$177,460.49
July	2016	\$117,956.12
August	2016	\$649,531.02
September	2016	\$317,143.46
October	2016	\$242,499.32
November	2016	\$286,485.81
December	2016	\$249,265.40

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**Total: \$3,000,479.96**

WEBB COUNTY SHERIFF SALE

Month	Year	No. of Properties	Collectable Taxes	Taxes Collected	Site Visit
January	2016	12	\$25,524.44	\$15,008.36	19
February	2016	25	\$45,871.87	\$25,241.27	36
March	2016	10	\$16,004.27	\$13,463.78	25
April	2016	12	\$17,176.35	\$16,502.87	22
May	2016	15	\$36,452.61	\$33,216.94	17
June	2016	14	\$20,872.61	\$8,369.23	22
July	2016	10	\$19,746.36	\$15,567.58	15
August	2016	25	\$49,435.99	\$27,966.13	37
September	2016	30	\$46,115.26	\$27,341.01	34
October	2016	22	\$27,735.62	\$24,948.78	26
November	2016	22	\$37,623.44	\$35,108.37	22
December	2016	10	\$29,503.60	\$22,540.71	18

**Total: \$372,062.42      \$265,275.03**

NOTE: OUT OF 207 PROPERTIES POSTED FOR SALE ONLY 12 PROPERTIES WERE SOLD.

NOTE: AN AVERAGE OF 5 TAX PAYERS SIGN A CONTRACT OF UP TO 3 MONTHS TO FINISH PAYING REMAINING BALANCE OF TAXES AND COURT COSTS.

**NOTIFICATION PROCESS & CONTRACTS  
JANUARY 2016 THROUGH DECEMBER 2016**

- FIFTEEN THOUSAND (15,000) WRITTEN WARNING BEFORE JUDGMENT & DELINQUENCY POSTCARDS 15,000
- OVER ONE THOUSAND SIX HUNDRED (1,600) INTERVENTIONS FILED AND MAILED OUT
- ONE THOUSAND TWO HUNDRED (1,200) NOTICES FOR PROPERTIES BEING POSTED FOR SHERIFF SALE BY OTHER TAXING ENTITIES
- OVER THREE HUNDRED CURRENT INSTALLMENT CONTRACTS MADE AT THE OFFICE

**TAX PAYER COMMUNICATIONS**

- APPROXIMATELY 50-60 TAX PAYER PHONE CALLS DAILY
- APPROXIMATELY 20-30 TAX PAYER OFFICE VISITS PER DAY
- 30 PERSONAL DELIVERY OF INTENT TO FILE TAX WARRANTS (PERSONAL PROPERTY) PER MONTH