

Subject: FW: 2106 Cherry Hills - 2519.0020 - S. Shore Harbour CA

From: Trisha Farine <tfarine@daughtryfarine.com>

Date: 12/19/2023, 10:25 AM

To: "dmhicks604@comcast.net" <dmhicks604@comcast.net>

CC: Debra Burt <dburt@daughtryfarine.com>

D.

Mr./Mrs. Hicks,

A discharge of your personal obligation in a Chapter 7 bankruptcy does not discharge the Association's lien on your property. The Association intends to proceed to enforce/foreclose its continuing lien on the property. The lien already exists whether a notice of lien is filed or not. I would encourage you to speak with your own attorney about this issue for further explanation. Additionally, you have late fees associated with the post-petition amounts due as well. Below is the last page of the letter which was mailed to you and which includes the breakdown of your account.

Important notice for your rights

If you are serving on active military duty, you may have special rights or relief related to this enforcement action under federal law, including the Service members Civil Relief Act (50 U.S.C. app. Section 501 et seq.).

D.

STATEMENT OF ACCOUNT
South Shore Harbour Community Association, Inc.

Re: Property Address: 2106 Cherry Hills Ln.
Legal Description: Lot 29, Block 2, Section 5
Association: South Shore Harbour Community Association, Inc.
Ref No. 2519.0020

2021	Assessments (10/2021 - 12/2021 @ \$100.00/mo.)	\$300.00
	Payment (18329870)	(\$100.00)
	Finance Charges	\$4.50
	Late Fees	\$10.00
2022	Assessments (1/2022 - 12/2022 @ \$115.00/mo.)	\$1,380.00
	Payments	(\$1,355.00)
	Finance Charges	\$41.35
	Late Fees	\$60.00
2023	Assessments (1/2023 - 11/2023 @ \$115.00/mo.)	\$1,265.00
	Payments	(\$230.00)
	Finance Charges	\$27.29
	Late Fees	\$50.00
	Collection Fees	\$50.00
	Statutory Pre-Referral Notification	\$35.00
	Attorney Fees/Costs	\$111.00
TOTAL DUE:		\$1,749.14

* If you are interested in paying online, please go to our website www.daughtryfarine.com and complete the **Online Payment Request** form. Please indicate whether you wish to pay in full or set up a payment plan. If you wish to **pay in full**, an online payment link will be sent to you. If you wish to set up a **payment plan** and pay by credit card, debit card, or e-check, a member of our team will contact you to set up the payment plan. Once the signed payment plan agreement and credit/debit card authorization forms are received, the payment plan will be set up with automatic monthly charges until paid in full.

Trisha Taylor Farine

Houston, Texas 77058
281-480-6888 (phone)
281-218-9151 (fax)
1-866-480-6888 (toll free)
tfarine@daughtryfarine.com

D.

This confidential email may be lawyer-client or attorney work product privileged. It is covered by Electronic Communications Privacy Act. If you are not the intended recipient, you may not disclose, print, copy or disseminate this information. This firm does not give tax advice. This communication does not reflect an intention by the sender or his client to conduct a transaction or make any agreement by electronic means. Nothing contained in this email or in any attachment shall satisfy the requirements for a writing or constitute a contract or electronic signature under the Electronic Signatures in Global & National Commerce Act, the Uniform Electronic Transactions Act, or any statute governing electronic transactions. **STATUTORY DEBT COLLECTION NOTICE** This law firm is a "debt collector" as defined by law. Accordingly, you are hereby advised that one of the purposes of this email may be to effectuate the collection of a debt and any information obtained will be used for that purpose. Recipients of emails sent in an attempt to collect a debt may opt out of email communication by replying "OPT OUT" to this message.

-----Original Message-----

From: Deborah Hicks <dmhicks604@comcast.net>
Sent: Monday, December 18, 2023 3:18 PM
To: Debra Burt <dburt@daughtryfarine.com>
Subject: Re: 2106 Cherry Hills - 2519.0020 - S. Shore Harbour CA

Ms. Burt,

It is my understanding (please consult your attorney) that all pre-bankruptcy HOA dues are wiped out with the discharge of a Chapter 7 Bankruptcy. I respectfully request to speak with an attorney, currently practicing in the State of Texas. It is also my understanding that you are a debt collection company and are hindering my ability to pay the outstanding and current HOA fees.

I am AGAIN asking for a breakdown of the charges you are stating that we owe. As I've explained several times, to several people with your company, the certified letter you sent was never received (please check your records). Our mail person did not deliver it and the notice was found in our grass when I contacted your company a week or so ago.

According to my calculations, I currently owe the HOA 3 months worth of dues (since the filing of my bankruptcy). Again, please restore my account so that I may pay the balance that I owe (3 months). This disruption is causing me undue fees, penalties, interest and may cause the HOA to put an actual lien on my property.

Thank you,

Justin Hicks

On 12/18/2023 1:00 PM, Debra Burt wrote:

> To date, a lien has not been recorded specific to your property. The association has a continuing lien (see

attached DCCR's), a breakdown was in your initial demand letter and online access will be restored once the account is paid in full.

- >
- >
- > Our office will be closed for the Christmas holidays Monday, December 25, 2023, and Tuesday, December 26, 2023.
- > We will resume regular business hours on Wednesday, December 27, 2023.

- >
- > Debra Burt
- > Legal Assistant
- > Daughtry & Farine, P.C.
- > 17044 El Camino Real
- > Houston, TX 77058
- > Phone: 281-480-6888
- > Fax: 281-218-9151

D.

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- >
- >
- > -----Original Message-----
- > From: Deborah Hicks <dmhicks604@comcast.net>
- > Sent: Monday, December 18, 2023 10:12 AM
- > To: Website Info <info@daughtryfarine.com>
- > Subject: 2106 Cherry Hills

> To Whom It May Concern,

>

> I was notified that there exists a legally, filed lien on my property

> at

> 2106 Cherry Hills Drive, League City, TX 77573 from the South Shore Harbor Home Owners Association. If that is correct, please provide me a copy of the lien. Once I have received a copy of the lien I will be making payment arrangements to resolve the debt, which I believe to be \$1,749.14. I would additionally appreciate a financial breakdown of the charges (fees, penalties, interest, legal fees etc.). Also, I would like to immediately like to begin making my monthly HOA payments, please reinstate my ability to do so.

- >
- >
- > Thank you,
- >
- > Justin Hicks

Subject: Request for Payment

From: Daughtry & Farine PC <support@lawpay.com>

Date: 1/9/2024, 11:26 AM

To: dmhicks604@comcast.net

D.



Dear customer,

For your convenience, our firm accepts payments online.

You must pay the EXACT AMOUNT stated in this link. If you try to make a payment for LESS than the stated amount due (either to pay in full or pay monthly), your payment will be voided or refunded and additional charges will be incurred at your expense.

This amount includes all monthly assessments up to and including January, 2024.

To make a payment, please click the link below:

[Daughtry & Farine PC - Homeowner Payment](#)



www.daughtryfarine.com/
info@daughtryfarine.com