

Austin Townhouse

Ownership:

- Paxton's trust (The Esther Blind Trust) owns a townhouse in Austin, Texas.

General Info Status: Certified

ACCOUNT	OWNER
Property ID: [REDACTED] Agent: INTEGRATAX INC (Authorized)	Name: ESTHER BLIND TRUST
Geographic ID: 0113060876	Secondary Name: [REDACTED]
Tax Office ID: 01130608760002	Mailing Address: [REDACTED] MCKINNEY TX 75071-5562
Type: R	Owner ID: 1982214
Legal: [REDACTED] TOWNHOMES PLUS 2.51% INT IN COMMON AR	% Ownership: 100.00 %
Description: EA	Exemptions:
Property Use:	State Code: A4
Appraisal	
Notice:	

LOCATION
Address: [REDACTED] TX 78703
Market Area:
Market Area CD: X754C
Map ID: 011008

PROTEST INFORMATION	HB 796
Protest Status: ORDT	
Informal Date: 0000-00-00 12:00 AM	
Formal Hearing Date & Time: 2024-07-10 01:30 PM	
Board Attendees:	
Appraisal Notice Value: 0	
Owner's Opinion: 0	
Board Determination:	
Final Market Value: 0	

Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2022-12-29	WD	WARRANTY DEED	CONFIDENTIAL OWNER	ESTHER BLIND TRUST				2023001714
2015-07-01	WD	WARRANTY DEED	NEGOVETICH MARISHA	CONFIDENTIAL OWNER				2015118720TR

For Rent:

- The townhouse was listed for rent on Zillow in March 2024.

Price history

Date	Event	Price
4/11/2024	Listing removed	--
Source: Zillow Rentals Report		
3/6/2024	Listed for rent	\$2,200 \$3/sqft
Source: Zillow Rentals Report		

Mortgage:

- The Paxtons took out a mortgage on the townhouse in 2015.

COUNTY OF TRAVIS

THAT MARISHA NEGOVETICH AND MICHAEL PRICE, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by WARREN KENNETH PAXTON JR. AND ANGELA SUZANNE PAXTON, HUSBAND AND WIFE, AS TRUSTEES OF THE PAXTON FAMILY LIVING TRUST DATED JUNE 6, 2005, whose mailing address is, [REDACTED], AUSTIN, TX 78703, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of (\$175,200.00) ONE HUNDRED SEVENTY-FIVE THOUSAND TWO HUNDRED AND NO/100, of even date herewith, payable to the order of ARK-LA-TEX FINANCIAL SERVICES, LLC DBA UNITED LENDING hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to
MICHAEL BURNS, ATTORNEY AT LAW
8111 LBJ FREEWAY, SUITE 1501
DALLAS, TX 75251, Trustee; and

- On the mortgage, Paxton did not select "second home rider."

(f) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

<input type="checkbox"/> Adjustable Rate Rider	<input checked="" type="checkbox"/> Condominium Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> VA Rider
<input type="checkbox"/> 1-4 Family Rider	<input type="checkbox"/> Biweekly Payment Rider	
<input checked="" type="checkbox"/> Other [Specify] Revocable Trust Rider,		

- Paxton's mortgage required him to make the townhouse his primary residence.

6. **Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

- If he didn't, the contract would go into default.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.