

Amend CSHB 2137 as follows:

(1) On page 1, line 5, between "(f)," and "(i)", insert "(g),".

(2) On page 1, line 5, between "(i)," and "and (k)", insert "(j),".

(3) On page 1, line 6, strike "(b-1), (c-1), (d-1), (f-1)," and substitute "(a-4), (b-1), (c-1), (d-1),".

(4) On page 2, line 1, strike "or".

(5) On page 2, line 4, between "property" and "~~[, taxes]~~", insert the following:

; or

(C) the property owner has executed an authorization consenting to a transfer of the tax liens for both the taxes on the property that are not delinquent and taxes on the property that are delinquent

(6) On page 2, line 7, between "(a-3)" and "The Finance Commission", insert the following:

If the property owner has executed an authorization under Section (a-2)(2)(C) consenting to a transfer of the tax liens for both the taxes on the property that are not delinquent and taxes on the property that are delinquent, the collector shall certify in one document the transfer of the liens for all the taxes.

(a-4)

(7) On page 3, line 17, strike "to any mortgage servicer and".

(8) On page 3, at the end of line 17, add "recorded".

(9) On page 4, line 18, strike the first comma and substitute "and".

(10) On page 4, line 18, between "accelerate" and ", and", insert "to the property owner".

(11) On page 4, line 19, strike "owner, the" and substitute "owner, any recorded".

(12) On page 5, line 11, strike "becomes delinquent" and substitute "is delinquent for 90 consecutive days".

(13) On page 5, line 14, between "of a" and "preexisting", insert "recorded".

(14) On page 5, line 15, between "of a" and "preexisting",

insert "recorded".

(15) On page 5, lines 17 through 19, strike "is entitled, within six months after the date on which the notice is sent [~~tax lien is recorded in all counties in which the property is located~~], to" and substitute "may [~~is entitled, within six months after the date on which the tax lien is recorded in all counties in which the property is located, to~~]".

(16) On page 5, line 21, between "transferee" and the period, insert ", if the tax lien has not been reinstated or foreclosed".

(17) On page 6, line 1, between "a" and "preexisting", insert "recorded".

(18) On page 6, line 5, strike "(f-1)" and substitute "(g)".

(19) On page 6, line 5, between "(b-1)" and "or (f)", insert ", (c-1)(2),".

(20) On page 6, line 7, strike the period and insert the following:

~~[At any time after the end of the six-month period specified by Subsection (f) and before a notice of foreclosure of the transferred tax lien is sent, the transferee of the tax lien or the holder of the tax lien may require the property owner to provide written authorization and pay a reasonable fee before providing information regarding the current balance owed by the property owner to the transferee or the holder of the tax lien].~~

(21) On page 6, between lines 16 and 17, insert the following:

(j) After one year from the date on which a tax lien transferred as provided by this section is recorded in all counties in which the property is located, the transferee of the lien may foreclose the lien in the manner provided by Subsection (c) unless a contract between the holder of the lien and the owner of the property encumbered by the lien provides otherwise. If a foreclosure suit under Subsection (c)(1) results in foreclosure of the lien, the transferee is entitled to recover attorney's fees in an amount not to exceed 10 percent of the judgment. The proceeds of a sale following a foreclosure suit under Subsection (c)(1) [~~judicial foreclosure as provided by this subsection~~] shall be

applied first to the payment of court costs, then to payment of the judgment, including accrued interest, and then to the payment of any attorney's fees fixed in the judgment. Any remaining proceeds shall be paid to other holders of liens on the property in the order of their priority and then to the person whose property was sold at the tax sale.

(22) On page 8, strike lines 10 through 14 and substitute the following:

(6) requiring that notice under Section 32.06(c-1)(2) include, [~~at the time the foreclosure notices required by Subdivision (5) are served on the property owner, the transferee to serve a copy of the notice of sale in the same manner on the mortgage servicer or the holder of all recorded real property liens encumbering the property that includes~~] on the first page, in

(23) On page 8, line 18, between "A" and "SUPERIOR", insert "FORECLOSURE OF A".

(24) On page 8, lines 19 and 20, strike "THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE (DATE)." and substitute "[~~THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE (DATE).~~]".

(25) On page 9, insert the following appropriately numbered SECTION and renumber subsequent SECTIONS accordingly:

SECTION _____. Section 32.065(b-1), Tax Code, is repealed.