

NO. D-1-GV-09-000007

THE STATE OF TEXAS	§	IN THE DISTRICT COURT OF
	§	
VS.	§	TRAVIS COUNTY, TEXAS
	§	
SOUTHERN STAR TITLE	§	
COMPANY, LLC	§	53RD JUDICIAL DISTRICT

**FINAL REPORT AND APPLICATION TO TERMINATE RECEIVERSHIP
PROCEEDING AND DISCHARGE RECEIVER AND SPECIAL DEPUTY RECEIVER**

COMES NOW, Jennifer Ramsey, PC, Special Deputy Receiver of Southern Star Title Company, LLC (“SDR” and “Southern Star,” respectively), and files this *Final Report and Application to Terminate Receivership Proceeding and Discharge Receiver and Special Deputy Receiver* (“Application”), and in support respectfully shows the Court as follows:

I. INTRODUCTION

1.1 The SDR submits its final report, and requests this Court to terminate this proceeding, and discharge the Receiver and the SDR.

II. AUTHORITY

2.1 Statutory Authority

This Application is filed pursuant to TEX. INS. CODE § 443.258, which provides for the approval of claims and § 443.352, which provides for the termination of the receivership proceeding. The SDR is authorized to file this Application under TEX. INS. CODE § 443.154(a). All statutory references herein are to the Texas Insurance Code unless otherwise indicated.

2.2 Reference to Master

The subject matter of this Application has been referred to the Master appointed in this proceeding in accordance with the *Order to Reference to Master* entered on January 26, 2009.

III. BACKGROUND

3.1 Company History

Southern Star operated as a title insurance agent, as defined in § 2501.003 (13). As an agent for title insurers, it maintained escrow accounts containing funds payable to certain parties in connection with real estate transactions (“Escrow Funds”).

3.2 Appointment of Receiver

This Court entered an *Agreed Order Appointing Liquidator and Permanent Injunction* on January 8, 2009, placing Southern Star in liquidation and appointing the Commissioner of Insurance for the State of Texas (“Commissioner”) as Liquidator (“Receiver”). Mike Geeslin was succeeded as Commissioner by Eleanor Kitzman effective August 15, 2011. Eleanor Kitzman was succeeded as Commissioner by Julia Rathgeber effective May 27, 2013. Commissioners Geeslin and Kitzman have been discharged as Receiver pursuant to § 443.151(a).

3.3 Appointment of SDR

The Receiver appointed Jennifer Ramsey, PC as Special Deputy Receiver effective March 26, 2009.

3.4 Impairment Order

On January 8, 2009, the Commissioner entered an order designating Southern Star as an impaired title agent, and the Texas Title Insurance Guaranty Association (“TTIGA”) became obligated to pay “covered claims” of Southern Star.

3.5 Order of Reference

On January 26, 2009, this Court entered its *Order of Reference to Master*, appointing Tom Collins as Master in this proceeding.

IV. FINANCIAL SUMMARY

4.1 Reporting Requirements

Section 443.016 requires the SDR to periodically file a statement of assets and liabilities, changes in assets and liabilities, and funds received or disbursed during the period. The SDR has filed such statements through August 31, 2013. The statements filed herewith reflect the period ending November 30, 2013, and represent the final financial reports for the receivership in accordance with § 443.016.

4.2 Final Financial Reports

The Statement of Net Assets and Net Liabilities, attached hereto as Exhibits A and B, reflect the financial condition of the receivership estate as of November 30, 2013. The Consolidated Cash Sources and Uses Statement, attached hereto as Exhibit C, lists all funds received and disbursed from the receivership estate from the date of receivership to November 30, 2013.

V. ASSETS

5.1 Disposition of Assets

A Disposition of Assets schedule attached hereto as Exhibit D shows all asset transactions since the date of receivership, and reflects that all of Southern Star's general assets were expended to pay administrative expenses of the receivership.

5.2 Loans

As Southern Star lacked sufficient general assets to pay for the administrative costs of the receivership, \$534,025.21 was loaned to the receivership estate from the Abandoned Property Fund in accordance with former Article 21.28, § 8(j) ("APF Loan"). Any unexpended portion of the APF Loan will be returned to the Commissioner.

5.3 Escrow Funds

When Southern Star was placed into receivership, it held Escrow Funds totaling \$3,060.27. The Escrow Funds were not general assets of the receivership estate under §443.004(9)(a)(i). In accordance with this Court's order of March 9, 2009, Escrow Funds totaling \$3,060.27 were transferred to TTIGA and used to pay covered claims.

VI. CLAIMS

6.1 Notice

On November 6, 2009, this Court entered its *Order Approving Notice of Liquidation, Setting Claims Filing Deadline and Establishing a Claims Processing Procedure*. In accordance with this Order, the SDR provided notice of the claim filing deadline to all persons who may have had claims as shown by Southern Star's books and records. In addition, the SDR published notice of the claims filing deadline in the newspaper of general circulation in Hidalgo County.

6.2 Filed Claims

Twenty-three (23) proofs of claim ("POCs") were filed with the SDR by the claim filing deadline. One (1) POC represented claims for unpaid Escrow Funds ("Escrow Claims"). The remaining 22 POCs involved other types of claims against Southern Star ("Non-Escrow Claims").

6.3 Claims Processing

One POC for Escrow Claims was referred to TTIGA in accordance with § 443.253(m). TTIGA approved one POC in the total amount of \$142,900. The remaining 22 POCs were handled by the SDR pursuant to § 443.253. The SDR made the following determinations regarding the POCs:

- a) All Escrow Claims were transferred to TTIGA.
- b) Twenty-one (21) Non-Escrow Claims were determined pursuant to § 443.253 (b) with respect to their classification and amount.
 - 1) Eleven (11) claims were approved as Class 4 claims;
 - 2) Four (4) claims were approved as Class 5 claims;
 - 3) Five (5) claims were approved as a partial Class 6 claim and a partial Class 7 claim;
 - 4) Four (4) claims were classified as Class 5 claims;
 - 5) Two (2) claims were allowed as Class 8 claims.
 - 6) Two (2) claims were disallowed.
- c) One (1) claim filed by TTIGA was approved as a Class 1 claim in the amount of \$333,804.23 and a Class 2 claim in the amount of \$309,866.75.

The period of time allowed by § 443.253(c) to appeal the SDR's action on all POCs except TTIGA's POC has expired, and the SDR's determination on these claims is final and not subject to review. TTIGA executed a waiver of appeal and the SDR's determination on its claim is also final and not subject to review.

6.4 Report of Claims

The Report of Claims is attached hereto as Exhibit E. The SDR submits Exhibit E to this Court for approval pursuant to § 443.258.

6.5 Claims filed with TTIGA

Fourteen (14) POCs were filed with TTIGA by the claim filing deadline. Ten (10) POCs were determined to be Escrow Claims and were paid by TTIGA. The remaining POCs were rejected. A listing of claims paid by TTIGA is attached as Exhibit F.

VII. EXPENSES

7.1 Approval and Payment

On March 1, 2010 and April 12, 2011, this Court entered orders approving the terms of compensation of the SDR and its contractors, and other expenses of the receivership. These costs have been reported and paid through November 30, 2013 in accordance with § 443.015.

7.2 Closing Expenses

Attached hereto as Exhibit G is the Final Statement of Expenses submitted in accordance with § 443.015(g), which includes the estimated final expenses for the receivership through the date of termination. The SDR requests that this Court approve these expenses pursuant to § 443.015(d). As the expenses will be paid from the APF Loan, any amount remaining from the expense reserve will be returned to the Commissioner.

VIII. DISTRIBUTIONS

8.1 General Assets

Southern Star's liquidated general assets at the time of receivership totaling \$1,186.97 and the amounts recovered during receivership totaling \$98,425 were used to pay expenses of the receivership. There are no remaining general assets available for distribution to creditors.

8.2 APF Loan

\$534,025.21 from the APF Loan was used to pay the fees and expenses of the receivership. Any unexpended portion of the APF Loan will be returned to the Commissioner for deposit in the Abandoned Property Fund, and applied to the loan balance.

8.3 Escrow Fund Disbursements

In accordance with this Court's order of March 9, 2009, all Escrow Funds held by Southern Star were transferred to TTIGA. All of the Escrow Funds transferred to TTIGA have been distributed.

IX. ASSIGNMENTS

9.1 Assignment to Commissioner

Section 443.154 authorizes the SDR to transfer, abandon, or otherwise dispose of property on terms and conditions that are fair and reasonable. Further, § 443.352 permits the

Court to enter any orders in connection with an application to terminate a receivership proceeding. The SDR proposes to assign to the Commissioner any unknown and known but unliquidated assets of the receivership upon the termination of this proceeding. A copy of the proposed assignment will be substantially similar to Exhibit H attached hereto. The SDR requests this Court to approve this assignment pursuant to § 443.352.

9.2 Distribution of Assigned Assets

Any recovery from the assets assigned to the Commissioner will be used to pay the expenses of collection, and net recovery will be applied to the balance of the APF Loan. In accordance with § 443.154(j) and § 443.301(a)(3), the loan has priority over other Class 1 claims. Any remaining net amount will be distributed in accordance with the priorities established under § 443.301. Any amount remaining after the payment of the Commissioner's Class 1 claim for the APF Loan will be distributed to TTIGA on its Class 1 and Class 2 claims. If the liquidated assets exceed the Class 1 and Class 2 claims, the remaining funds will be transferred to the Commissioner. If the amount is sufficient, this proceeding may be reopened under § 443.353 to distribute the funds.

9.3 Disposition of *De Minimis* Funds

Section 443.352 authorizes this Court to enter orders transferring remaining funds that are "uneconomic to distribute." The SDR requests that any net recovery that cannot be distributed economically be considered *de minimis*, and treated as funds that have been abandoned under § 443.304(b).

X. RECORDS

10.1 Records Transferred to TTIGA

The SDR requests that this Court authorize it to transfer to TTIGA those claims records for which it agrees to accept responsibility, and to further authorize TTIGA to retain or dispose of such records listed in Exhibit I attached hereto at its discretion.

10.2 Transfer of Records to the Commissioner

The records that are not transferred to TTIGA, listed in Exhibit J attached hereto, will be delivered to the Commissioner pursuant to § 443.354(b), and the Commissioner shall have discretion to retain, transfer or dispose of these records as appropriate.

10.3 Disposal of Records

The SDR has identified records that will not be needed after the termination of this proceeding, which are identified in Exhibit K attached hereto. The SDR requests authority to dispose of such records in accordance with § 443.354(a).

XI. FEDERAL INCOME TAX RETURNS

11.1 The SDR has filed income tax returns with the Internal Revenue Service for years 2009 through 2012. There are no federal taxes owed by the receivership estate. The SDR requests authority to file an income tax return with the IRS for 2013 after the close of the estate.

XII. DISSOLUTION

12.1 Dissolution of Limited Liability Company

Southern Star was incorporated as a Limited Liability Company with the Texas Secretary of State. The SDR requests that this Court dissolve the corporate entity pursuant to § 443.153(a).

12.2 Abandonment of License

On December 21, 2011, this Court entered an order allowing Southern Star to abandon its license and to surrender it to the Texas Department of Insurance in accordance with § 2651.201(a).

XIII. AUTOMATIC STAY

13.1 Expiration of Stay

In accordance with § 443.008(f), the stay of actions against Southern Star provided under § 443.008(c) continues until the termination of this proceeding. Upon the entry of a final order terminating this proceeding, the stay of actions against Southern Star will expire by operation of law.

13.2 Exclusions

Pursuant to § 443.001(b), the stay and the injunctions entered by this Court shall not be construed as a limitation of the Commissioner's powers regarding Southern Star, including but not limited to actions against any licenses issued to Southern Star, or those acting on its behalf.

XIV. DISCHARGE AND TERMINATION

14.1 The SDR requests the Court to issue an order pursuant to § 443.352 terminating this proceeding, discharging the Receiver and SDR, and granting the other relief requested in this Application. Section 443.014 grants immunity to the Receiver, the SDR and other assistants and contractors, both present and former. The termination of this proceeding and the automatic stay does not terminate the immunity available under this provision.

XV. OFFER OF PROOF

15.1 Attached hereto is an affidavit submitted under § 443.017, authenticating the exhibits attached hereto, which are incorporated herein by reference.

XVI. NOTICE

16.1 In accordance with § 443.007(d) and the *Order of Reference to Master*, this Application has been served on parties that have filed an appearance in this proceeding and other parties as determined by the SDR as shown on the Certificate of Service 14 days prior to the submission date of the Application.

PRAYER

WHEREFORE, PREMISES CONSIDERED, the SDR respectfully prays that this Court enter an Order:

1. Approving the Application in all respects;
2. Accepting the final financial statements attached as Exhibits A, B, and C;
3. Approving the Report of Claims attached as Exhibit E;
4. Approving the final statement of expenses attached as Exhibit G
5. Dissolving the corporate existence of Southern Star;
6. Authorizing the assignment of unknown and known but unliquidated assets to the Commissioner;
7. Authorizing the SDR to transfer claims records to TTIGA, and authorizing TTIGA to retain or dispose of such records at its discretion;
8. Authorizing the SDR to dispose of the records marked for destruction listed in Exhibit K;
9. Authorizing the SDR to deliver any records that are not transferred or destroyed to the Commissioner, and authorizing the Commissioner to maintain or dispose of such records at his discretion;

10. Authorizing the SDR to file the 2013 income tax return with the Internal Revenue Service after the closing of the estate; and
11. Granting such further relief to which the Receiver and SDR may be entitled.

Respectfully submitted,

BRIAN E. RIEWE, P.C.
P.O. Box 776
Smithville, Texas 78957
Telephone: 512/236-9955
Facsimile: 512/236-9966

Brian E. Riewe
State Bar No. 16915600
briewe@riewelaw.com

/s/ Brian E. Riewe

By: _____

Attorneys for the Special Deputy Receiver

APPLICANT'S NOTICE OF SUBMISSION

Pursuant to the terms of the *Order of Reference to Master* entered on January 26, 2009 by the District Court in this cause, the *Final Report and Application to Terminate Receivership Proceeding and Discharge Receiver and Special Deputy Receiver* is set for written submission before the Master, Tom Collins, on **Monday, December 16, 2013**.

The Master has asked that the following rules be provided to you:

1. Any objection by a party in interest (“objecting party”) must be filed with the Travis County District Clerk at least 3 calendar days before the submission date.
2. A copy of any objection shall be served by such date on:
 - (a) The Master's Docket Clerk at specialmasterclerk@tdi.texas.gov (by email); 333 Guadalupe, Hobby Tower III, 5th Floor, Room 550, Austin, Texas (by hand delivery); or MC-305-1D, P.O. Box 149104, Austin, Texas 78714-9104 (by mail).
 - (b) All parties in interest, including those listed on the Applicant's Certificate of Service, and the undersigned counsel.
3. The written objection must specifically list all reasons for objection with supporting references to and discussion of statutory and case authorities. Reasons not stated in writing will not be considered orally.
4. If a matter is set for submission, an objecting party shall expeditiously coordinate with Applicant’s counsel and the master’s docket clerk [(512) 463-6450] to obtain an oral hearing, unless the master determines that an oral hearing is not necessary. The objecting party shall serve a Notice of Oral Hearing on applicant’s counsel and all interested parties, including those listed on the Applicant’s Certificate of Service.
5. Failure to file timely a written objection before the Master constitutes a waiver of the right to object to the Master's recommendation to the District Court.
6. Any Acknowledgment of Notice and Waiver to be filed by any party in interest should be filed at least 3 calendar days before the submission or hearing date.

/s/ *Brian E. Riewe*

Brian E. Riewe

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document has been served on all interested parties in accordance with the Texas Rules of Civil Procedure and TEX. INS. CODE ANN. § 443.007(d) this 2nd day of December, 2013.

Mr. Tom Collins, Special Master
by serving his Docket Clerk, Ms. Deona Sokol
Texas Department of Insurance
333 Guadalupe, Tower III, 5th Fl., MC-305-1D
Austin, Texas 78701
Email: specialmasterclerk@tdi.texas.gov

Ms. Dwight Ward
Mr. James Kennedy
Texas Department of Insurance
P.O. Box 149104
Austin, Texas 78714
Email: dwight.ward@tdi.texas.gov
Email: james.kennedy@tdi.texas.gov

Mr. Gaston Broyles, Jr., Asst. Attorney General
Attorney General's Office – Financial Litigation
P.O. Box 12548
Austin, Texas 78711-2548
Via Email: Gaston.Broyles@texasattorneygeneral.gov

Ms. Sharon Williams
United States Department of Justice
P.O. Box 875, Ben Franklin Station
Washington, DC 20044-0875
Email: sharon.williams@usdoj.gov

Mr. James E. Davis, Atty for Southern Star Title
Locke, Lord, Bissell & Liddell, L.L.P.
100 Congress Avenue, Suite 300
Austin, Texas 78701
Email: jdavis@lockelord.com

Mr. Bruce McCandless
Mr. Burnie Burner
Mitchell, Williams, Selig, Gates & Woodyard
106 E. 6th Street, Suite 300
Austin, Texas 78701
Email: bmccandless@mwlaw.com
Email: bburner@mwlaw.com

Mr. Randal Hill
Randal W. Hill, P.C.
P.O. Box 1697
Corpus Christi, Texas 78403
Email: rhill@rwhlegal.com

Mr. Darryl Lemke
Bank of South of Texas
506 E. Dove Avenue
McAllen, Texas 78504
Email: darryl.lemke@bankofsouthtexas.com

Rogelio Roy Ibanez Jr., Pro Se CM/RRR
Register #33849-279
FCI Bastrop
Federal Correctional Institution
P.O. Box 1010
Bastrop, TX 78602

Mr. Daniel Richards
Mr. Casey Bell
Richards Rodriguez & Skeith, LLP
816 Congress Ave., Suite 706
Austin, Texas 78701
Email: drichards@rrsfirm.com
Email: cbell@rrsfirm.com
Email: cclark@rrsfirm.com

Ms. Alison White Haynes, Atty-Falcon Intl Bank
Trevino, Vallas Haynes, LLP
6909 Springfield Ave., Suite 200
Laredo, Texas 78041
Email: AHaynes@tvhlawfirm.com

Mr. Terry Scarborough, Atty-Falcon Intl Bank
Hance Scarborough
111 Congress Ave., Suite 500
Austin, Texas 78701
Email: tscarborough@hslawmail.com
Email: jblair@hslawmail.com

Mr. Michael McGurk, Atty-Inter National Bank
Kittleman, Thomas & Gonzales, LLP
4900-B North Tenth Street
McAllen, Texas 78504
Email: mmcgurk@ktglawfirm.com

Mr. Jesus Barba, Jr., Atty for Compass Bank
Ms. Jeana R. Long
Cox Smith Matthews Incorporated
1400 N. McColl Rd., Ste. 204
McAllen, Texas 78501
Email: jbarba@coxsmith.com
Email: jlong@coxsmith.com

Mr. Charles C. Murray, Atty for Compass Bank
Atlas, Hall & Rodriguez, LLP
818 W. Pecan Blvd.
McAllen, Texas 78501
Email: ccmurray@atlashall.com

United States Attorney General
Civil Process Clerk
601 N.W. Loop 410, Suite 600
San Antonio, Texas 78216-5597
Via Certified Mail/RRR

United States Attorney General
10th and Constitution Avenue, N.W.
Washington, D.C. 20530
Via Certified Mail/RRR

Chief of Special Procedures Staff
U.S. Internal Revenue Service
300 East 8th Street, Suite 352
Austin, Texas 78701
Via Certified Mail/RRR

Chief of Special Procedures Staff
U.S. Internal Revenue Service
1111 Constitution Avenue, N.W.
Washington, D.C. 20224
Via Certified Mail/RRR

/s/ Brian E. Riewe

Brian E. Riewe
briewe@riewelaw.com

R543

**Southern Star Title Company in Receivership
Statement of Net Assets**

**For the Period Ending
10/31/13**

Line		
Cash		
1	Cash	
	Cash - Unrestricted	0
	APF Funds (Loan proceeds)	40,944
Investments		
2	Short-Term Investments	0
3	Bonds	0
4	Stocks - Preferred & Common	0
5	Investments in Subsidiaries, Controlled or Affiliated Entities	0
6	Mortgage Loans	0
7	Real Estate	0
8	Policy Loans	0
9	Other Invested Assets	0
Restricted Assets		
10	Statutory Deposits	0
11	Funds held by or deposited with Reinsured Companies	0
12	Restricted - Other	0
Reinsurance Receivable		
13	Reinsurance Recoverables on Paid Losses & LAE (net of allowance)	0
14	Reinsurance Recoverables on Unpaid Losses & LAE (net of allowance)	0
15	Reinsurance Recoverables on UEP & Contingent Commissions	0
Other Receivables		
16	Salvage & Subrogation Recoveries	0
17	Premiums Due from Agents & Policyholders	0
18	Receivable from Parents, Subsidiaries & Affiliates	0
19	Receivable from Guaranty Associations - Early Access Payments	0
20	Other Receivables	944,372
	Allowance for collectability Loan Cynthia Garcia	(582)
	Allowance for collectability funds due from R Ibanez	(943,790)
Other Assets		
21	FF&E	0
22	Other Assets	0
	Total Assets	40,944

Note:

Funds remaining from APF loan will be used to pay final expenses; funds
1 not expended to pay final expenses will be returned to the APF

R543

**Southern Star Title Company in Receivership
Statement of Net Liabilities**

**For Period Ending
10/31/13**

1	Secured Claims	0
2	APF Loan	534,025
3	Special Deposit Claims	0
Administrative Claims - Class 1		
4	Administrative Claims - State/Receiver	
	Special Deputy Receiver, Subcontractors Fees & Expenses	40,944
	Liquidation Oversight	0
	Special Master's Fees	0
5	Administrative Claims - Guaranty Assns	0
	Administrative Expense Paid	211,109
	Administrative Expense Reserves	0
6	LAE - Guaranty Assns	0
	LAE Paid	0
	LAE Reserves	0
Policy Claims - Class 2		
7	Loss Claims - Guaranty Assns	333,804
	Loss Claims Paid	0
	Loss Claims Reserves	0
8	Loss Claims - Other	0
	Other Loss Claims Paid	0
	Other Loss Claims Reserves	0
9	LAE - Other	0
10	Unearned & Advance Premium Claims - GA	0
11	Unearned & Advance Premium Claims - Other	0
Other Liabilities		
12	Class 3 Claims	128,726
13	Class 4 Claims	7,536
14	Class 5 General Unsecured Creditor Claims	38,805
15	Class 5 Reinsurance Related Unsecured Claims	0
16	Class 6 Claims	14,774
17	Class 7 Claims	5,472
18	Class 8 Claims	0
19	Class 9 Claims	0
20	Class 10 Interest	0
21	Class 11 Claims	0
22	Other Liabilities	0
	TX Title Guaranty Assoc (delete)	0
	Total Liabilities	1,315,195
23	Total Equity/(Deficit) Excess (Deficiency) of Assets over Liabilities	(1,274,251)
	Total Liabilities & Equity	40,944

Note:

Funds remaining from APF loan will be used to pay final expenses; any
4 funds not expended to pay final expenses will be returned to the APF

EXHIBIT B

**Southern Star Title Company, LLC, in Receivership
Sources & Uses of Cash****For Period Ending
10/31/2013****ITD
10/31/2013**

Cash Receipts from Recoveries & TTIGA	219,753
Litigation Recoveries	98,425
Total Interest	297
Total Cash Receipts	318,475
Total SDR & Legal Subcontractor Payments	615,805
Total Other Disbursements	196,938
Final Expenses & Repayments to APF	40,944
Total Cash Disbursements	853,687
APF Loan	534,025
Distributions to Claimants	0
Net Increase(Decrease) in Cash	(1,187)
Cash at Beginning of Period	1,187
Cash at End of Period	(0)

SOUTHERN STAR TITLE COMPANY LLC
DISPOSITION OF ASSETS SCHEDULE
Inception to Date through 10/31/13

ASSET DESCRIPTION	ASSET BALANCE AS OF 01/07/09	NEW ASSETS	SOURCE OF NEW ASSETS	ASSET RECOVERY	SOURCE OF RECOVERY	AMOUNT OF WRITE OFF	REASON FOR WRITE OFF	ASSET BALANCE AS OF 08/31/10
CASH								
Initial Cash Balance	1,187							
		219,753	Other Income					
		534,025	Loan APF					
		2	Adjustment					
		297	Interest					
		(40,944)	Closing Budget					
		(812,745)	Expenses					
		98,425	Litigation recoveries A/P					
Subtotal	1,187	(1,187)		0		0		(0)
INVESTMENTS								
	0							0
								0
								0
Subtotal	0	0		0		0		0
REINSURANCE								
	0							0
								0
								0
								0
								0
Subtotal	0	0		0		0		0
RECEIVABLES								
A/R - Cynthia Garcia	582					582	Write off for collectibility	0
A/R - Ibanez	576,241	367,549	Judgement	90,815	Collection on judgement			852,975
Allowance				(90,815)	Offset to allowance	943,790	Write off for collectibility	(852,975)
Subtotal	576,823	367,549		0		944,372		(0)
OTHER ASSETS								
FF&E	2,500					2,500	Write off for collectibility	0
								0
								0
Subtotal	2,500	0		0		2,500		0
RESTRICTED ASSETS								
Escrow Funds	3,060	(3,060)	Transfer to TTIGA					0
								0
								0
Subtotal	3,060	(3,060)		0		0		0
TOTAL	583,570	363,302		0		946,872		(0)

**Southern Star Title Company, LLC R-543 in Receivership
Report of Claims**

Claim No.	Claimant Name	Classification	Action Taken	Amount Allowed
1	Individual	4	Allowed	1,066.17
2	Individual	4	Allowed	1,285.40
3	First American Title Insurance Company	5	Classified	
4	Individual; filed by US Secretary of Labor	4	Allowed	420.00
4	Individual; filed by US Secretary of Labor	4	Allowed	574.98
4	Individual; filed by US Secretary of Labor	4	Allowed	231.90
4	Individual; filed by US Secretary of Labor	4	Allowed	725.51
4	Individual; filed by US Secretary of Labor	4	Allowed	302.30
4	Individual; filed by US Secretary of Labor	4	Allowed	34.58
4	Individual; filed by US Secretary of Labor	4	Allowed	400.00
4	Hilda L .Solis, US Secretary of Labor	4	Allowed	0.00
5	Individual	5	Allowed	5,233.71
6	LT Holdings, LLC	5	Allowed	3,897.00
7	Banc of America Leasing & Capital	5	Classified	
8	City of Edinburg	6	Allowed	3,424.54
8	City of Edinburg	7	Allowed	1,290.27
9	South Tx ISD & South TX College	6	Allowed	33.03
9	South Tx ISD & South TX College	7	Allowed	17.02
10	Sampson	6	Allowed	7,423.69
10	Sampson	7	Allowed	2,695.07
11	City of McAllen	6	Allowed	69.26
11	City of McAllen	7	Allowed	35.64
12	Individual	5	Classified	
13	Commonwealth Land Title Insurance Co.	5	Classified	
14	LaserLux	5	Allowed	1,817.96
15	Hidalgo County Tax c/o Sergio Garcia	6	Allowed	3,823.04
15	Hidalgo County Tax c/o Sergio Garcia	7	Allowed	1,434.15
15	Hidalgo County Tax c/o Sergio Garcia		Disallowed	
16	Individual	5	Disallowed	
17	Texas Title Insurance Guaranty Association	1	Allowed	333,804.23
17	Texas Title Insurance Guaranty Association	2	Allowed	309,866.75
18	Locke Lord Bissell & Liddell	5	Disallowed	
19	Individual	4	Allowed	2,561.03
20	Air-Plus	5	Allowed	1,515.50
21	Westwind Development GP-RGV, LLC	Escrow	Satisfied	
22	Individual	8	Allowed	6,105.51
23	ABC Janitorial & Floor Care, Inc.	8	Allowed	1,148.34

**TTIGA's Claims Paid
in
Southern Star Title Receivership**

Claimant	Claim No. (SST-2009-)	Paid Amount
Miguel Angel DeAnda	0001	\$ 95,710.32
Raul & Lisa Peña	0002	\$ 500.00
Lepovitz Properties, LP	0003	\$ 90,000.00
Lalo Cavazos Construction, Inc.	0004	\$ 3,955.20
Westwind Development GP-RGV, LLC	0005	\$ 142,900.00
Bradon Lee	0006	\$ 500.00
Carlos Fabian Peña	0007	\$ 1,500.00
Jaime B. Lopez	0008	\$ 1,000.00
Nerea Estates Home Owner's Association,	0009	\$ 373.79
Lalo Cavazos Construction, Inc.	0010	\$ 373.79
Total:		\$ 336,813.10

R-543

**Southern Star Title Company, LLC, in Receivership
Final Statement of Expenses**

**For Period Ending
10/31/13**

	Total Sep	Total Oct	Total Quarter
SDR			
Jennifer Ramsey, PC			
SDR	0.00	0.00	0.00
SDR	292.50	1,852.50	2,145.00
Paralegal	135.00	337.50	472.50
Clerk	0.00	0.00	0.00
Expenses	5.08	6.70	11.78
Total SDR Billing	432.58	2,196.70	2,629.28
SDR Subcontractors - Legal			
Brian E Riewe, PC			
Attorney	0.00	0.00	0.00
Attorney	180.00	1,080.00	1,260.00
Paralegal	288.00	520.00	808.00
Expenses	16.88	0.00	16.88
Total Billing	484.88	1,600.00	2,084.88
Total Legal Subcontractors	484.88	1,600.00	2,084.88
SDR Subcontractors - Other			
Balboa Services, Ltd Co			
Accountant	297.50	102.00	399.50
Accountant	210.00	168.00	378.00
IT Administrator	100.00	50.00	150.00
Expenses	0.00	0.00	0.00
Total Billing	607.50	320.00	927.50
The Warren Group			
Accountant	0.00	0.00	0.00
Expenses	0.00	0.00	0.00
Total Billing	0.00	0.00	0.00
Total Other SDR Subcontractors	607.50	320.00	927.50
Receivership Service Providers			
USPS	36.00	0.00	36.00
Operating Account	0.00	25.00	25.00

Texas Treasury	0.00	0.00	0.00
Total Other	36.00	25.00	61.00
Final Expenses & Repayment of APF Loan	0.00	40,943.76	40,943.76

Sub-Total SDR, Subcontractor & Provider Expenses

Sub-Total SDR, Subcontractor & Provider Expenses	1,076.08	43,485.46	44,561.54
---	-----------------	------------------	------------------

Liquidation Oversight Allocation

RLO Allocation	250.00	250.00	500.00
Special Master's Fees	0.00	0.00	0.00
Total RLO & SM Expense	250.00	250.00	500.00
Total Expenses	1,326.08	43,735.46	45,061.54

TRANSFER AND ASSIGNMENT OF ALL ASSETS, KNOWN AND UNKNOWN

Date: _____, 2013

Assignor: Julia Rathgeber, Receiver of
Southern Star Title Company, LLC

Assignor's Mailing Address (including county): 333 Guadalupe Street
Tower I, 13th Floor
Austin, Travis County, Texas 78701

Assignee: Julia Rathgeber, Commissioner of Insurance
Texas Department of Insurance

Assignee's Mailing Address (including county): 333 Guadalupe Street
Tower I, 13th Floor
Austin, Travis County, Texas 78701

Known Assets

For value received, Assignor transfers and assigns all of her rights and interests, whether past, present, or future, if any, in any recovery under or pursuant to the agreements, orders or judgments listed on the attached Schedule 1 hereto. Neither Assignor nor Assignor's successors or assigns shall have, claim or demand any right or title to any part thereof of the assets as listed on the attached Schedule 1.

Unknown Assets

For value received, Assignor transfers her rights, title and interests, if any, in and to all unknown, non-cash assets in Southern Star Title Company, LLC's receivership estate to Assignee, or her successors, to be handled in trust in accordance with Texas Insurance Code § 443.352, and neither Assignor nor Assignor's successors or assigns shall have, claim or demand any right or title to such assets or any part thereof.

Julia Rathgeber, Receiver of
Texas Nations Title Agency, Inc.

By: _____
Jennifer Ramsey, President of Jennifer Ramsey, PC,
Special Deputy Receiver of Southern Star Title Company,
LLC

STATE OF _____ §
 §
COUNTY OF _____ §

On this the _____ day of _____, 2013, came before me Jennifer Ramsey, President of Jennifer Ramsey, PC, Special Deputy Receiver of Southern Star Title Company, LLC, who, after being duly sworn, stated and acknowledged before me that he has read the above document and that he has signed the above document for the considerations and purposes and in the capacity expressed in the document.

Notary Public – State of _____

SCHEDULE 1

1. Rule 11 Agreement between Jennifer Ramsey, PC, as Special Deputy Receiver of Southern Star Title Company, LLC; Rogelio “Roy” Ibanez; Santo Andrei, Ltd.; Matico Inc.; Southern Star Title Plant, Inc.; and Falcon International Bank signed on or about February 11, 2010.
2. Agreed Order on Falcon International Bank’s Motion to Determine Equity in Real Estate dated April 26, 2011 entered in *Jennifer Ramsey, PC as Special Deputy Receiver of Southern Star Title Company, LLC vs. Rogelio “Roy” Ibanez, Santo Andrei, Ltd. and Matico, Inc.*; Cause No. D-1-GN-09-002120; 419th Judicial District Court, Travis County, Texas.
3. Agreed Order on Inter National Bank’s Objection to Continuation of Temporary Restraining Order dated May 31, 2011 entered in *Jennifer Ramsey, PC as Special Deputy Receiver of Southern Star Title Company, LLC vs. Rogelio “Roy” Ibanez, Santo Andrei, Ltd. and Matico, Inc.*; Cause No. D-1-GN-09-002120; 419th Judicial District Court, Travis County, Texas.
4. Order dated May 31, 2011 entered in *Jennifer Ramsey, PC as Special Deputy Receiver of Southern Star Title Company, LLC vs. Rogelio “Roy” Ibanez, Santo Andrei, Ltd. and Matico, Inc.*; Cause No. D-1-GN-09-002120; 419th Judicial District Court, Travis County, Texas.
5. Agreed Temporary Restraining Order and Order Setting Hearing for Preliminary Injunction dated May 31, 2011 entered in *Jennifer Ramsey, PC as Special Deputy Receiver of Southern Star Title Company, LLC vs. Rogelio “Roy” Ibanez, Santo Andrei, Ltd. and Matico, Inc.*; Cause No. D-1-GN-09-002120; 419th Judicial District Court, Travis County, Texas.
6. Agreed Order on Inter National Bank’s Motion to Lift or Modify Automatic Stay dated June 13, 2011 entered in *The State of Texas vs. Southern Star Title Company, LLC*; Cause No. D-1-GV-09-000007; 53rd Judicial District Court, Travis County, Texas.
7. Agreed Order on Lone Star National Bank’s Motion for Relief from Stay and Motion for Relief from Temporary Restraining Order dated June 16, 2011 entered in *Jennifer Ramsey, PC as Special Deputy Receiver of Southern Star Title Company, LLC vs. Rogelio “Roy” Ibanez, Santo Andrei, Ltd. and Matico, Inc.*; Cause No. D-1-GN-09-002120; 419th Judicial District Court, Travis County, Texas.
8. Final Judgment dated April 24, 2012 entered in *Jennifer Ramsey, PC as Special Deputy Receiver of Southern Star Title Company, LLC vs. Rogelio “Roy” Ibanez, Santo Andrei, Ltd. and Matico, Inc.*; Cause No. D-1-GN-09-002120; 419th Judicial District Court, Travis County, Texas.

SOUTHERN STAR TITLE COMPANY, LLC - R-543

RECORDS TRANSFERRED TO THE TEXAS TITLE INSURANCE GUARANTY ASSOCIATION

GF Number	Underwriter
001143	Commonwealth
001203	Commonwealth
001248	Commonwealth
001249	Commonwealth
001268	Commonwealth
001277	Commonwealth
001318	Commonwealth
001324	Commonwealth
001351	Commonwealth
001353	Commonwealth
001377	Commonwealth
001400	Commonwealth
001417	Commonwealth
001419	Commonwealth
001440	Commonwealth
001483	Commonwealth
001553	Commonwealth
001608	Commonwealth
001617	Commonwealth
001652	Commonwealth
001672	Commonwealth
001689	Commonwealth
001748	Commonwealth
001769	Commonwealth
001775	Commonwealth
001781	Commonwealth
001827	Commonwealth
001912	Commonwealth
001918	Commonwealth
001939	Commonwealth
001974	Commonwealth
001993	Commonwealth
001995	Commonwealth
002022	Commonwealth
002040	Commonwealth
002045	Commonwealth
002073	Commonwealth
002094	Commonwealth
002149	Commonwealth
002177	Commonwealth
002178	Commonwealth

SOUTHERN STAR TITLE COMPANY, LLC - R-543

RECORDS TRANSFERRED TO THE TEXAS TITLE INSURANCE GUARANTY ASSOCIATION

GF Number	Underwriter
002214	Commonwealth
002235	Commonwealth
002254	Commonwealth
002295	Commonwealth
002408	Commonwealth
002496	Commonwealth
002506	Commonwealth
002529	Commonwealth
002578	Commonwealth
002623	Commonwealth
002760	Commonwealth
002854	Commonwealth
003038	Commonwealth
003122	Commonwealth
003165	Commonwealth
003193	Commonwealth
003206	Commonwealth
003260	Commonwealth
003295	Commonwealth
003314	Commonwealth
003372	Commonwealth
003382	Commonwealth
003518	Commonwealth
003540	Commonwealth
003548	Commonwealth
003643	Commonwealth
003665	Commonwealth
003671	Commonwealth
003754	Commonwealth
003791	Commonwealth
003809	Commonwealth
003830	Commonwealth
003838	Commonwealth
003842	Commonwealth
003859	Commonwealth
003868	Commonwealth
003884	Commonwealth
003893	Commonwealth
003908	Commonwealth
003919	Commonwealth
003923	Commonwealth

SOUTHERN STAR TITLE COMPANY, LLC - R-543

RECORDS TRANSFERRED TO THE TEXAS TITLE INSURANCE GUARANTY ASSOCIATION

GF Number	Underwriter
003924	Commonwealth
003982	Commonwealth
004088	Commonwealth
004089	Commonwealth
004116	Commonwealth
004213	Commonwealth
004218	Commonwealth
004224	Commonwealth
004255	Commonwealth
004268	Commonwealth
004293	Commonwealth
004297	Commonwealth
004329	Commonwealth
004370	Commonwealth
004485	Commonwealth
004491	Commonwealth
004506	Commonwealth
004515	Commonwealth
004523	Commonwealth
004585	Commonwealth
004592	Commonwealth
004640	Commonwealth
004718	Commonwealth

SOUTHERN STAR TITLE COMPANY, LLC - R543

Records to Commissioner

Box	Records Description	Retention
box 1	SSTC Payroll Information and a date range Each contains less than 10 yellow mailing envelopes containing payroll packages	AC + 4 years
box 2	Employee Files Applications Write-ups Job Apps Direct Deposit Resumes Ramquest- more manuals miscellaneous pieces of correspondence re: proxy tabulator, E&O coverage, & something from Aetna	AC + 4 years
box 3	Leave Employee Files Insurance Aetna Insurance Unum Aflac Insurance info New York Life Continuing ed Confirmations Employee time card reports Texas Department of Insurance Assistants Texas Department of Insurance	AC + 4 years
box 4	1099 info (2008) Employee Files - 401k	AC + 4 years
box 5	Some listings of participating employees in the 401k and their account balances More records related to transactions Employment file Employee Files - 401k Employee Files Southern Star Title Company, LLC	AC + 4 years

SOUTHERN STAR TITLE COMPANY, LLC - R543

Records to Commissioner

Box	Records Description	Retention
box 6	Monthly Reports	AC + 4 years
box 7	CBA's Task list Original bid proposal Lemke Correspondence file	AC + 4 years
box 8	6 volumes of SST mail Microsoft Licenses Varesources Proof of Claims files TDI Audit report Redwell – First National Bank – copies of statements from 1/08 to 7/08	AC + 4 years
box 9	01. Personal property; Tax 2007; Demand/ Creditor 02. Demand letter related to computer equipment 03. Department of Labor Audit 04. 401k Correspondence 08. Litigation files list 10. LLP Agreement 11. Office lease 12. GF# 004526; David Flores & Daniella Jimenez Flores 13. TTIGA Correspondence 14. Guaranty Association documents 15. State Bar grievance 16. Subcontractor agreements 17. Subcontractor Insurance 18. Title plant foreclosure and purchase documents 24. Ibanez admission letter 26. Insurance coverage 28. TTIGA – General correspondence matters 29. Copier located at 7001 N. 10 th Street, Suite 200 30. Communications Protocol 31. 10 day report 34. Business Personal Property Tax 36. Land Title – Computer storage (Tim Hickey) 37. GF# 004412; Luis U. Rios and Martha Rios 40. U.S. Dept of Commerce – Census Request 41. D.R. Horton Lots Sales	AC + 4 years

SOUTHERN STAR TITLE COMPANY, LLC - R543

Records to Commissioner

Box	Records Description	Retention
	42. Edinburg Consol. ISD v. Santo Andrei, Ltd – pleadings 44. Sale of Ware Road Property 45. Title Issues on various properties 46. Old Republic Bonds	
box 1	Black TRB – Laredo National Bank Escrow Account Jan 08-____ Black TRB – Texas State Bank Escrow Account Jan 08-____ Black TRB - Rio Bank Escrow Account Jan 08-____ Black TRB – First National Bank Jan 08- April 08 Escrow Account	AC + 7 years
box 2	Black TRB – First National Bank Escrow account, Jan- Mar 2007 Black TRB – First National Bank Escrow account, April- September Black TRB – First National Bank Escrow Account Oct- Dec Black TRB – International Bank Escrow Account Jan-Dec 2007 Black TRB – First National Bank Attorney Split Account Jan 08-____ Black TRB– Texas State Escrow Acct Mar- Dec 2007	AC + 7 years
box 3	Rio Bank Escrow Sept 06- Dec 06 FF – Bank of South Texas Escrow Sept 06- Dec 06 Tax information for Hidalgo Oct 06- Dec 06	AC + 7 years
box 4	Falcon international escrow account Jan- Dec 2007 Bank of South Texas premium reserve Jan- Dec 2007 Laredo National Bank Escrow Account Jan – Dec 2007 Bank of South Texas Escrow Account Jan- Dec 2007	AC + 7 years
box 5	First National Escrow – Sept 06- Dec 06 Bank of South Texas Premium Reserve Oct 06- Dec 06 Laredo National Escrow Sept 06- Dec 06 International Bank Escrow Sept 06- Dec 06 Falcon International Escrow Sept 06- Dec 06 Bank of South Texas general account Jan- Dec 07 IBOC Bank July – Sept 07 Rio Bank Escrow Account Jan – Dec 07	AC + 7 years
box 6	Bank of South Texas Escrow Account Jan 08-____ First National Bank General Account Jan 08-____ International Escrow Account Jan 08-____ Falcon International Escrow Account Jan 08-____	AC + 7 years

SOUTHERN STAR TITLE COMPANY, LLC - R543

Records to Commissioner

Box	Records Description	Retention
box 7	IBOC Escrow Account Jan 08-____ Policy Training A-Z San Antonio National Escrow Account Feb 08-____ First National Bank Premium Reserve Account Jan 08-____ FNB Aug 08-____ First National Bank May 08- July 08 Escrow Account	AC + 7 years
box 8	LP- Letterhead United General Title Insurance Agency Blank form stock related to United General Title Insurance Agency Receipts and disbursements ledger Dec. 2008 Unemployment benefits correspondence List of files Receipt & disbursements ledger Dec. 4, 2008 Receipt & disbursements ledger Oct 2008 October 2008 correspondence from Texas Title Insurance Guaranty Association Texas Workforce Commission correspondence Title Company Profit & Loss proforma, behind some draft proposed investment Client file related document from an attorney's office Another receipt & disbursements ledger October 2008 More miscellaneous correspondence & copies of checks More checks that are signed but apparently were never sent Reconciled bank balance from Nov. 30, 2008 Escrow trial balance from Oct. 31, 2008 Book balance for Oct. 2008	AC + 7 years
box 9	External Hard Drives containing records copied by Department of Justice	AC + 7 years
box 10	Hard Drives Removed from Workstations	AC + 7 years
box 11	Hard Drive Removed from Workstations; Server Back-up Media	AC + 7 years
box 12	Bank statements Treasury reports Allocation reports Checks written Treasury requests Hub reports	AC + 7 years

SOUTHERN STAR TITLE COMPANY, LLC - R543

Records to Commissioner

Box	Records Description	Retention
box 13	<ul style="list-style-type: none"> Deposits Subcontractor invoices SDR invoices SST Server and Computer station inventory IT documents from Tim H 07. Escrow analysis 09. Escrow audits – unauthorized transfers 19. Rio Bank escrow account 20. QuickBooks file 21. Bank record request by Rachel Giani 22. San Antonio National Bank escrow account – opened 2/2/08, last used 12/12/08 25. FINANCIAL FILES <ul style="list-style-type: none"> a. Treasury Requests b. HSP Prime Contractor Progress Assessment Reports c. Treasury Statements d. Allocation Billing 32. San Antonio National Bank account 33. IRS Collections of 2008 Taxes 50. Southern Star Title 2012 1096 tax documents 	AC + 7 years
box 1	<ul style="list-style-type: none"> 4 volumes of estate correspondence 3 volumes of estate pleadings 	AC + 15 years
box 2	<ul style="list-style-type: none"> 2 volumes of Ibanez correspondence 3 volumes of Ibanez pleadings 	AC + 15 years
box 3	<ul style="list-style-type: none"> Research POC filing notice and post cards that were returned J. Ramsey deposition in Compass matter Redwell – copies of pleadings and appraisal in the Compass bank matter – JLF file 05. TDI Correspondence 06. TDI Pleadings 23. Injunction filed with real property records 35. Falcon Bank Foreclosure 38. Cost Sharing Agreement 39. Company Records and Garza Notes 43. Ibanez Indictment 47. Notice of Acceleration / Foreclosure – Sea Island Tower Condo 48. SST Plant –Cameron – LandTitle USA Documents 49. Notice of Intent to Initial Disciplinary Action 51. Southern Star -Ibanez Judgment Abstract and Writ filing information 	AC + 15 years

Records to be Destroyed

Box 1

misc employment records & health ins records
FF- 401 k misc
FF- American national fund info (empty)
FF- Web info
HFF –Insurance
Tax filings
e-mail related to insurance premium
Unum Provident benefits of cost summary; enrollment form
FF- Aflac
HFF– IRS
FF - IRS
employee payroll records
FF- Escrow Bonus
FF- Direct Deposit
FF- Title company
employee payroll records
employee time and payroll records
computer software & documentation
HFF- Manuals
QuickBooks Premier 2007 CD
Child support handbook for employees
Abica Technology manual
Alliant National Title Ins Co. Dec '06 Presentation Manual
Computer station hardware manual
HFF- 401k
CD- Retirement plan administration manual
HFF- HOA
HOA documents
HFF- Irrigation District List
HFF- Affidavit of Heirship
American National Insurance Company Defined Contribution Plan and Trust
FF- resignation letter from employee
IRS forms
Info Sheet (yellow)
HFF- info sheet
HFF- Comp letterhead--contains misc. labels & forms
Package labeled American National
HFF-Notary
FF (yellow) - notaries
Notary Journal
HFF- Labels--Contains a variety of labels

box 2

Check stock

Records to be Destroyed

box3

Check stock
Void check related to Blakely Spillman transaction, file no. 004459
Waiver of notice of the special meeting of the managers of Southern Star Title Company Sept
Void check related to Blakely Spillman transaction, file no. 004459
Void check related to Blakely Spillman transaction, file no. 004459

box 4

Blue TRB – P22 Agreements
HFF- Zurkon
HFF- Articles
HFF- Child support
HFF- 401k
HFF- Form 2253
HFF- Franchise Tax
HFF- IRS Tax info
HFF – Land America underwriter
HFF- United General
HFF- Licenses, escrow
HFF- New York Life
HFF- Notary
HFF- Safe Co.
HFF- Sales Tax (title company)
HFF- Secretary of State
HFF- Taxes – Payroll
HFF- Texas Department of Insurance
HFF- Title Plant agreement
HFF- Trenton View
HFF-T.W.C. – (Inv. by DDR)
HFF-T.W.C. (Southern Star)
HFF-T.W.C. (Tax info)
HFF-T.W.C. (Title plant)
Fed-Ex invoices & misc correspondence, invoices
FF- Bills to pay
more correspondence & invoices

box 5

White TRB – Texas Title Insurance Basic Manual
Blue TRB – Land America Policy Inventory Register
White TRB – Endorsements
Blue TRB – Land America Texas Endorsement Guide
Black TRB – Legal and Underwriting Bulletins

box 6

White TRB - Ramquest software reference guides
(2) small black TRB – what appears to be hand – typed alphabetical summary of plat records/deed records dated in the '80s

Records to be Destroyed

box 7

HFF- Advertisement
HFF- Aetna
HFF - Aflac
HFF- Air Systems
HFF- Allstate insurance
HFF- AT&T Edinburg
HFF- AT&T- McAllen
HFF- Auto
HFF- City of Edinburg
HFF- Coca Cola
HFF- Contract labor
HFF- Contributions
HFF- Culligan
HFF- Deluxe Checks
HFF- Edinburg chamber
HFF- Employee relations
HFF- Federal Express
HFF- First Choice Power
HFF- Flat Iron Capital
HFF- 40% attorney split acct
HFF- Greater McAllen Association
HFF- Guaranty fee
HFF- Humana insurance
HFF-Janitorial
HFF- Las Casuelas
HFF-McAllen Chamber
HFF- Marketing
HFF- Melden & Hunt
HFF- Memberships
HFF- Meetings
HFF- Miscellaneous
HFF-Richard Moore
HFF- Office Depot
HFF- Office Supplies
HFF- Payroll
HFF- Professional Service
HFF- RGV Builders Association
HFF-Rey Pena
HFF-Recording Fee
HFF-Rent – Edinburg
HFF- Inv by DDR
HFF- Reimbursements
HFF- Refunds
HFF- Repairs maintenance
HFF- Sam's Club

Records to be Destroyed

HFF- Shepard Insurance Agency
HFF- Standard supply
HFF- Staples
HFF- Superior Alarms
HFF- Taxes Property
HFF- Telephone
HFF- Unum Life insurance
HFF- Time Warner
HFF- Copy Graphics
HFF- Time Payment Corp Copier Lease

box 8

LP- Receipts and disbursements ledger related to transaction ID- 4765-1, check attached to it to United General Title from the Law Firm of Roy Ibanez dated October, 2008
LP- underwriter report
LP- software assurance agreement summary, Microsoft statement date May 16, 07
LP- LandAmerica DTPA & extra- contractual liability seminar materials
LP – Ramquest file tracking user reference guide
LP- (3) sets of blueprints
LP- LandAmerica Commonwealth files to land title
LP- (rubber banded) Cover page: To Edinburg from Tax Department as per Mr. Ibanez. Please file in examine file with the number 4500 at the bottom
LP-(rubber banded) same cover note with the number 4600
LP- Tax receipts
LP- Tax statements
LP- Hopewell Gardens
LP- Guttierrez Alvarez
LP- Commercial Plaza
LP- Vineyard Estates
Underwriter remittance reports for Land America Commonwealth
Underwriter reports for Commonwealth
HFF- WR Reports United General
LP- Travel log, delivery receipts, and a few lists of policies

box 9

HFF- Guaranty fee 2007
HFF- FF- Ken M. Heeley & Assoc. 2007
HFF- Roy Ibanez 2007
HFF- 40% to attorney split account
HFF- FedEx McAllen 2007
HFF- First Choice Power 2007
HFF- Flat Iron Capital 2007
HFF- 40% to attorney from general account 2007
HFF- Copy Graphics 2007
HFF- Copy Zone 2007
HFF- Culligan 2007
HFF- Deluxe 2007

Records to be Destroyed

HFF- Edinburg chamber 2007
HFF- Employee relations 2007
HFF- FedEx Edinburg 2007
HFF- Auto Daniel Saucedo
HFF- CPL 2007
HFF- Child support Angie 2007
HFF- Child support Jay 2007
HFF- Child support Myella 2007
HFF- Cingular Mingo
HFF- City of Edinburg
HFF- Coca Cola 2007
HFF- Contract labor
HFF- AT&T McMillan2007
HFF- Auto
HFF- Auto Mingo
HFF- Auto Pamela
HFF- Auto Ruby
HFF- Auto Sergio Sandoval 2007
HFF- Advertising 2007
HFF- Aetna 2007
HFF- Aflac 2007
HFF- Air systems 2007
HFF- AT&T Edinburg 2007

box 10

FF- Southern Star Title Plant Oct 06- Dec 06
FF- General account Oct 20, 06- Dec 31, 06
FF- Investments by DDR
LP- Oct 2008 notice of termination by United General
Oct 2008 letter from Roy Ibanez notifying United General and LandAmerica of his termination of operations

Letter - Oct 16, 2008 notifying complainant of the opening of the disciplinary case
Blue FF- To Mrs. Garcia- contains copies of business cards, some things that appear to relate to marketing
FF - To Mr. Ibanez-same similar contents
Bound: Texas Land Title Association Membership Directory
HFF- mileage logs folders
HFF- Underwriters reports Commonwealth
LP- Licensing and bond records; corporate records & other documents of major significance like the title plant history and contract (contents removed to SDR's files)
FF- Personal Insurance Info
LP- related to transactions over the period, request for information from mortgage companies, notes from underwriters, small package related to policy files and closings
Aetna proposal
Correspondence with Land America
Correspondence with TLTA

Records to be Destroyed

2006 Annual Services report – Service annual survey
Correspondence related to July files
Large binder clip – complete closing search results
Medium binder clip – complete closing search results
Complete closing search results
More material appearing to be related to the Commonwealth audit
FF- Examiner's file log
LP- Corporate records for Chappa Group
Certificate of Account status Rafael Garcia Enterprises LLC
Articles for Limited Partnership- KVM Properties
More articles of organization for various companies
A notary public record book
More corporate documents for a company called Hal Z Apartments dated back to 1988
Handwritten funding logs
Receipts and disbursements ledger for file # 3753
FF- Tax service for Nov 2006 Edinburg
FF- Tax service for Nov 2006 McAllen
FF- Done! Tax service (with a little flower)
Money/rent receipt book
floppy disk

box 11

Around 20 different stamps – copy, deposit, received date, address, return address, etc.
LP- Miscellaneous 2006
HFF- Meetings 2006
HFF- Memberships 2006
HFF- Miscellaneous 2006
HFF- Richard Moore 2006
HFF- Office Depot 2006
HFF- Pitney Bowes Mc Allen 2006
HFF- Office Supplies
HFF- Pitney Bowes Edinburg 2006
HFF- Ramquest 2006
HFF- Rey Reyna 2006
HFF- Humana insurance 2006
HFF- Janitorial 2006
HFF- Jones & Cook 2006
HFF- LT Holdings 2006
HFF- Laser Tech Plus 2006
HFF- Losses paid 2006
HFF- Federal Express 2006
HFF- 40% to attorney 2006
HFF- Gateway Printing 2006
HFF- Copy Zone 2006
HFF- Culligan 2006
HFF- Curtis 1000 2006
HFF- Deluxe Checks 2006

Records to be Destroyed

HFF- Employee Relations 2006
HFF- CP&L 2006
HFF- City of Edinburg 2006
HFF- Copy Graphics 2006
HFF- Advertise 2006
HFF- Aflac 2006
HFF- Air systems 2006
HFF- Auto 2006

box 12

Deposit stamp
LP-Correspondence related to the payroll account
Attorney split reconciliation summary for a period ending in 2007 (2 packages)
Bank of South Texas bank statements in 2007 (reconciled)
Signature card correspondence for the attorney split account
List of bank accounts for Edinburg / McAllen with the date Aug 2008 on it
Three-way balance print outs
Reconciliation summary
Receipts and disbursements ledgers
Copies of checks with their bills attached
Tax statements from local tax authorities
Time payment corp statement related to property taxes
Dell financial services
More property tax records
A release of earnest money document
Southern Star employment application
Another list of bank accounts
More copies of checks and deposit slips
Deposit bags
Used and unused deposit record booklets
More bank stamps
More unused deposit booklets
LP- Bank statements
Copies of checks
Copies of deposit slips
FF- Reimbursements Mingo 2007
LP-List of bills that are due in Sept 08
Bank statements

box 13

HFF- Unum insurance 2007
HFF-Vare sources 2007
HFF-Vielma 2007
HFF-Zurich
HFF-Texas Property
HFF-Time Payment Corp
HFF-Time Warner 2007

Records to be Destroyed

HFF-Trenton View rent McAllen 2007
HFF-Standard supply 2007
HFF-Staples 2007
HFF-Texas Department of Insurance 2007
HFF-Reimbursement Patricia 2007
HFF-Reimbursement Roy 2007
HFF-Rey Reyna 2007
HFF-Safeco 2007
HFF-Sam's Club 2007
HFF-Source Publications 2007
HFF-Reimbursements 2007
HFF-Reimbursement Arturo 2007
HFF-Reimbursements Jay 2007
HFF-Reimbursement Pamela 2007
HFF-Recording Fees 2007
HFF-Refunds 2007
HFF- New York Life Insura
HFF- Notary 2007
HFF-Office Depot 2007
HFF-Offcie Supplies
HFF-Pitney Bowes Edinburg 2007
HFF-Pitney Bowes McAllen 2007
HFF-RGV Builders Association 2007
HFF-McAllen Chamber 2007
HFF-Meetings 2007
HFF-Melden & Hunt 2007
HFF-Miscellaneous 2007
HFF-Janitorial 2007
HFF-Land Title USA 2007
HFF-Moore, Richard 2007
HFF-Las Casuelas 2007
HFF-Losses Edinburg 2007
HFF-Losses McAllen
HFF-Hidalgo Chamber of Commerce
HFF-Human insurance 2007
HFF-Impresos Pro Uniforms 2007

box 14

LP- Commitment turn time reports
New order reports
Funding by closer reports
HFF- Underwriter invoices
FF- Texas Workforce Commission
FF- State Comptroller
HFF- United General
HFF-Bonuses
LP- Commitment turn time reports

Records to be Destroyed

Funding by closer reports
New order reports
Correspondence from the Nov. 2007 time period
FF- Pending reimbursements
FF- Samples for Patti's meeting
labels & letterhead
HFF- Escrow Accounts
HFF-Financial statements (empty)
HFF-Forms, letterhead, labels (empty)
HFF- Marketing info (empty)
HFF-Policies (empty)
April 2007 Press release from the Department of Justice about Margerie Atkinson -Ford who was convicted of Conspiracy to Commit Wire Fraud, a former licensed escrow officer
April 2007 Commissioners Bulletin re: Premium splits with attorneys
FF- (unlabeled)
TTIGA (Texas Title Insurance Guaranty Association) Guaranty fee 2006 Third quarter report
FF- Statistical report 2006
HFF-(unlabeled)
More related to statistical reports
HFF-Weekly meetings
HFF- Texas Workforce Commission
HFF- TWC
HFF- Underwriting Rep
HFF- Policy Procedures
HFF- TLTA
HFF-Property rendition
LP- Underwriter reports
Funding by closer
New order reports for April & May 2008
HFF- CPE Underwriter
HFF- Commonwealth
HFF- New York Life
LP- Loss reports
Lists of pending files
Miscellaneous correspondence
More underwriting reports
Copy of the response to the findings of the compliance audit dated Feb 1, 08. Compliance audit was as of Nov. 1, 2007. Copy of the report & the reply
More new order reports
Funding by closer
Commitment turn time reports dating approximately April 2008

box 15

Collection of stamps
Rubber banded packages of deposit slips
Voided checks
Deposit zipper bags

Records to be Destroyed

LP- copy cancelled checks, voided checks all related to end of 2008, Oct 2008
Box of payment record verification of services rendered- pile of documents that goes back into 2007
FF- Sam's 2006
FF- Standard Supply 2006
FF- Staples 2006
FF- Superior Alarms 2006
FF- Time Payment Corp 2006
FF- Time Warner Edinburg 2006
FF- Time Warner 2006 McAllen 2006
FF- Unum life insurance 2006
FF- Vare Sources 2006
FF- Zurcon 2006
FF- Recording fees 2006
FF- RGV Builders 2006
FF- JD Salinas 2006
FF- Shepherd Insurance 2006

box 16

HFF- Balance sheet & GL as of Mar & April 2007 for investments by DDR, LLC
HFF- containing:
FF- Tax info (DDR)
LP- Secretary of State documents for various entities
FF- Title plant (empty)
FF- Tax return (empty)
FF-DDR art (empty)
FF-Tax return (empty)
FF- Tax return (empty)
LP-Copies of stock certificates for Southern Star Title Company, LLC
Affidavit of Heirship
Deeds all which have recording sheets and/ or receipts stapled to them
Release of lien (copies, not originals)
FF- Southern Star Title Company, LLC financial statements
HFF- Recording (copies, not originals)
HFF- Assets & Liabilities statements
HFF- Ramquest
HFF- (unlabeled)
FF- July report week of 7/21-7/25
HFF- Tax info (empty)
HFF- Filing
HFF- Escrow
HFF- E & O
HFF- TWC 940/941 filings (empty)
HFF- Audit
HFF- LT Holding
HFF- Laredo National N/P
HFF- Losses paid

SOUTHERN STAR TITLE COMPANY, LLC - R543

Records to be Destroyed

box 17

FF- Tax service for McAllen
FF- Tax service attorneys for Dec. 2006
FF- Tax service for Nov. 2006 attorney's files
FF- Tax service for McAllen Dec. 2006
FF- Tax service Edinburg Dec. 2006

box 18

LP- Correspondence re: list of proposed vested clients
Proposal for potential shareholders
Computer print- out related to Allegiant Air – looks like a flight reservation

Nov. 11, 2008 note from Lori to America: here are the envelopes for remitting on behalf of UGT
FF- American National quarterly reports
FF- Direct rollover
FF- Salary reduction agreement contact info

box 19

LP- E-mail from Daisy Garcia to Chris Guyarda re:job description
FF- L. Pena
FF- S.V.
FF- KWK
FF- Lucy Huertas
FF- ATTNVS
FF- Tax service for attorney
FF- Tax service Edinburg
Documents found in desk drawer – various check stubs and gf invoices

box 20

FF – Southern Star Title Plant – Cameron – LandTitle USA Documents
FF– Southern Star Title Plant –Hidalgo
HFF – Ramquest (renewal information)
FF – SST TO Reports
FF – Safeco (DDR)
FF – Safeco (SSTC)