

LAW OFFICES
GAY, MCCALL, ISAACKS & ROBERTS, P.C.
A PROFESSIONAL CORPORATION

JOHN E. GAY
DAVID MCCALL +
LEWIS L. ISAACKS ♦+
WILLIAM J. ROBERTS +
JENNIFER T. PETTIT
ERIN MINETT
JOHN RAPIER
JAMES W. WILSON

777 E. 15TH STREET
PLANO, TEXAS 75074
(972) 424-8501 • Fax (972) 422-9322

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
+ ATTORNEY - MEDIATOR

September 19, 2016

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer from Alicia Hamman to purchase
Lot 3 and 5, Block 1, North Ridge Estates, Blue Ridge, Texas

Dear Mr. Lynn:

Blue Ridge ISD held a sealed bid sale and received only one bid for the property in Blue Ridge, Collin County, Texas. Alicia Hamman, who is also the adjacent property owner, has offered to purchase the property for \$5,350.00.

This property was sold at a Sheriff's Sale pursuant to delinquent tax collection suit number 219-03533-03. There were no bidders and the property was struck off to the County for itself and on behalf of the other taxing jurisdictions. The property's most recent value according to the Appraisal District is \$17,500.00.

Pursuant to the Texas Property Tax Code the court costs and costs of sale must be paid first out of the proceeds of a resale. The remainder would be distributed to the taxing jurisdictions pro-rata. Those costs total \$595.00. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$5,350.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed. Blue Ridge ISD voted to approve this bid at their August meeting.

If your entity decides to accept this offer, attached for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to our office so that we may complete the sale.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,



Erin Minett

Enclosure

Collin College

Delinquent Property Taxes

Foreclosure and Sale Process Description

- Delinquent tax collection attorneys, Gay, McCall, Isaacks & Roberts, PC (“Gay, McCall”) file suit against the property owners & lienholders on behalf of the taxing jurisdictions
- Gay, McCall gets a judgment against the property on behalf of the taxing jurisdictions
- the property is auctioned at a Sheriff’s sale (“tax sale”) held on the first Tuesday of each month
 - the minimum bid amount is the judgment amount or the market value of the property, whichever is lower
- If the property does not sell at the auction, it is “struck back” to one or more of the taxing entities on behalf of itself and the other entities
- The list of current available struck off properties and information about each property is online at http://public1.co.collin.tx.us/struck_off/default.aspx
 - Property Tax account number
 - Legal description
 - Link to Collin Central Appraisal records
 - Map
 - Value History
 - Deed History
- Gay, McCall may then accept private bids on the property and submit them to each taxing entity for consideration
 - Anyone can bid on the “struck-back” properties
 - Bids are submitted to Erin Minett at Gay, McCall in writing and must contain the bidders’ name, mailing address, bid amount and the property account number.
 - If the bid is above or at the minimum amount, approval by one entity is required
 - If the bid is below the minimum amount, approval by all entities is required

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: Lot 3 North Ridge Estates - Ridgetop Court
PROP. NO. R205400100301
BID: \$5,350.00
CAUSE NO: 219-03533-03

TAXES DUE JURISDICTIONS		RATIO
Blue Ridge ISD	\$5,577.18	62.96%
City	\$2,036.82	22.99%
Collin County	\$915.97	10.34%
Community College	\$328.65	3.71%
TOTAL TAXES DUE	\$8,858.62	

Bid Amount:		\$5,350.00
Less:	Health & Safety Liens, post sale	
	Publication Fees	(\$216.00)
	Ad Litem Fees	\$0.00
	Court Costs due District Clerk	(\$253.00)
	Sheriff Levy/Execution	(\$126.00)
	Misc. Fees due PBFCM	\$0.00
	Sheriffs Deed Fee	\$0.00

Amount left to apply to taxes \$4,755.00

AMOUNTS REALIZED IF BID ACCEPTED

Blue Ridge ISD	\$4,755.00 x 0.6296	\$2,993.75
City	\$4,755.00 x 0.2299	\$1,093.17
Collin County	\$4,755.00 x 0.1034	\$491.67
Community College	\$4,755.00 x 0.0371	\$176.41
Total Taxes Realized		\$4,755.00

AMOUNTS EXTINGUISHED IF BID ACCEPTED

Blue Ridge ISD	\$5,577.18 - \$2,993.75	\$2,583.43
City	\$2,036.82 - \$1,093.17	\$943.65
Collin County	\$915.97 - \$491.67	\$424.30
Community College	\$328.65 - 176.41	\$152.24

Struck off to the ISD since September, 2011

Current Appraised Value \$17,500

RESALE DEED

**NOTICE OF CONFIDENTIALITY RIGHT:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING
INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC
RECORDS: YOUR SOCIAL SECURITY NUMBER
OR YOUR DRIVER'S LICENSE NUMBER**

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN § KNOW ALL PERSONS BY THESE PRESENTS

That the BLUE RIDGE INDEPENDENT SCHOOL DISTRICT ("ISD"), acting by and through its President, of its Board of Trustees; CITY OF BLUE RIDGE ("CITY"), acting by and through its Mayor; COLLIN COUNTY ("COUNTY"), acting by and through the County Judge; and COLLIN COUNTY COLLEGE DISTRICT ("COLLEGE"), acting by and through its President; as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of Five Thousand Three Hundred Fifty and No/100 Dollars (\$5,350.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, do grant and convey right, title and interest of BLUE RIDGE INDEPENDENT SCHOOL DISTRICT, CITY OF BLUE RIDGE, COLLIN COUNTY, and COLLIN COUNTY COLLEGE DISTRICT, by virtue of tax foreclosure proceedings, and by virtue of becoming purchasers of the tax title under a sheriff's or constable's sale, as shown by a Sheriff's or Constable's Deed, recorded in the Deed Records of Collin County, Texas, and by these presents, do release, quitclaim and surrender, subject to the terms, conditions, provisions and restrictions, herein set forth, unto

**ALICIA HAMMAN
202 RIDGETOP COURT
BLUE RIDGE, TX 75424**

GRANTEE herein, all our right, title and interest, if any, in and to the following described real property situated in Collin County, Texas, to wit:

BEING THAT PARTICULAR LOT 3 IN BLOCK 1 OF THE NORTH RIDGE ESTATES ADDITION TO THE CITY OF BLUE RIDGE, COLLIN COUNTY, TEXAS BEING DESCRIBED IN THAT PARTICULAR DEED OF RECORD IN VOLUME 4116, PAGE 2414 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.
(TAX ACCOUNT #R205400100301).

This Quitclaim is made subject to and GRANTEE acknowledges the right of redemption as provided in Sections 34.05 of the Texas Property Tax Code.

IN ACCEPTING THE QUITCLAIM OF THIS PROPERTY, GRANTEE EXPRESSLY ACCEPTS THE PROPERTY IN "AS IS" CONDITION, WITH ALL ITS FAULTS, IF ANY. GRANTEE RELEASES ANY RIGHTS, AT LAW OR IN EQUITY, GRANTEE MAY HAVE AGAINST THE CITY, COUNTY AND ISD, THEIR OFFICERS, AGENTS, AND EMPLOYEES, IN CONNECTION WITH THIS TRANSACTION. FURTHER, GRANTEE RELEASES THE CITY, COUNTY AND ISD, THEIR OFFICERS, AGENTS, AND EMPLOYEES, FROM ANY AND ALL CLAIMS AND CAUSES OF ACTION IN CONNECTION WITH THE BIDDING, TERMS, CONDITIONS, AND SALE OF THIS PROPERTY OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY. THIS RELEASE ALSO IS BINDING ON GRANTEE'S SUCCESSORS, HEIRS, AND ASSIGNS. GRANTEE HAS HAD AN OPPORTUNITY TO INSPECT THE PROPERTY, AND GRANTEE IS NOT RELYING ON ANY REPRESENTATION OR DISCLOSURES BY THE CITY, COUNTY AND ISD IN CONNECTION WITH THE PURCHASE OF THE PROPERTY. GRANTEE EXPRESSLY ASSUMES RESPONSIBILITY FOR ANY ENVIRONMENTAL PROBLEMS ON OR WITH THE PROPERTY. TO HAVE AND TO HOLD all of our right, title, and interest in and to the above described property and premises, subject to the aforesaid, unto the said GRANTEE, his/her heirs, successors, and assigns forever, so that the CITY, COUNTY and the ISD and our legal representatives, successors and assigns shall not have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this _____ day of _____, 202016.

By _____
President, Board of Trustees
Blue Ridge Independent School District

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____,
PRESIDENT, BOARD OF TRUSTEES, BLUE RIDGE INDEPENDENT SCHOOL DISTRICT, Collin
County, Texas known to me to be the persons whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

EXECUTED this _____ day of _____, 20_____.

By _____
Mayor, City of Blue Ridge

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____,
MAYOR, City of Blue Ridge, Collin County, Texas known to me to be the persons whose name is subscribed to
the foregoing instrument, and acknowledged to me that he executed the same for the purposes and in the capacity
therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

EXECUTED this _____ day of _____, 20____.

By _____
President, Collin County College

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____,
PRESIDENT, Collin County College District, Collin County, Texas known to me to be the persons whose name is
subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and in
the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

EXECUTED this _____ day of _____, 20____.

By _____
County Judge, Collin County

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____,
COUNTY JUDGE, Collin County, Texas known to me to be the persons whose name is subscribed to the foregoing
instrument, and acknowledged to me that he executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas