

LAW OFFICES  
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A PROFESSIONAL CORPORATION

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TEXAS BOARD OF LEGAL SPECIALIZATION  
+ ATTORNEY - MEDIATOR

January 27, 2016

Mr. Kenneth Lynn  
3452 Spur 399  
McKinney, TX 75069

Re: Offer from Robert Wakefield to purchase  
805 1/2 E. Standifer St., McKinney, Texas

Dear Mr. Lynn:

Robert Wakefield has offered to purchase 805 1/2 E. Standifer St., McKinney, Collin County, Texas (BEING LOT 5B, BLOCK 3, OF THE RUSSELL #1 SUBDIVISION, aka 805 1/2 E. STANDIFER STREET, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 3793, PAGE 52 OF THE COLLIN COUNTY DEED RECORDS, COLLIN COUNTY TEXAS) for \$11,800.00. An offer on this property from Harold Haligan for \$18,000.00 has been previously submitted to the College. However, the City of McKinney has not approved that offer and the City requests that the College approve the sale to Robert Wakefield. It is Mr. Wakefield's intent to build affordable housing on the property. The City would like to stress that these are the types of homes that allow the City's teachers, police officers, fire fighters, etc. to live in the community they serve. While Mr. Wakefield's bid is less than the bid previously approved, it is still enough to pay all taxes due under the judgment.

This property was sold at a Sheriff's Sale on January 7, 2014 pursuant to delinquent tax collection suit number 219-02893-2012. 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 \$16,000.00. The property was struck off for the total judgment amount, \$11,539.08, which includes taxes, penalties and interest, costs of court, and costs of sale.

As the offer is for more than the minimum bid at the Sheriff's Sale, all amounts due under the judgment will be paid. A breakdown of amounts each taxing entity will receive is enclosed.

If any taxing jurisdictions agree to accept \$11,800.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed. If your entity decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it in the enclosed self-addressed, stamped envelope.

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

Sincerely,



Erin Minett

Enclosure

SPECIAL WARRANTY DEED

Date: \_\_\_\_\_, 2016

Grantor: McKINNEY INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and CITY OF McKINNEY

Grantor's Mailing Address (including county):

P.O. Box 517  
McKinney, Texas 75070  
Collin County

Grantee: Robert Wakefield

Grantee's Mailing Address (including county):

1105 Mallard Lakes Dr.,  
McKinney, TX 75070  
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

The intent of this Special Warranty Deed is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 219-02893-2012 in the 219th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

McKINNEY INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS                   §

COUNTY OF COLLIN                   §

          This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2016, by \_\_\_\_\_,  
\_\_\_\_\_ of the McKinney Independent School District as  
the act and deed of said McKinney Independent School District.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary’s name, (printed):

Notary’s commission expires: \_\_\_\_\_

COLLIN COUNTY, TEXAS

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS           §

COUNTY OF COLLIN           §

        This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2016, by \_\_\_\_\_,  
\_\_\_\_\_ of Collin County, Texas as the act and deed of  
said Collin County, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS                   §

COUNTY OF COLLIN                   §

This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2016, by \_\_\_\_\_,

\_\_\_\_\_ of the Collin County Community College District as  
the act and deed of said Collin County Community College District.

\_\_\_\_\_  
Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

CITY OF MCKINNEY

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS           §

COUNTY OF COLLIN           §

        This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2016, by \_\_\_\_\_,  
\_\_\_\_\_ of the City of McKinney as the act and deed of  
said City of McKinney.

\_\_\_\_\_  
Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

EXHIBIT A

BEING LOT 5B, BLOCK 3, OF THE RUSSELL #1 SUBDIVISION, aka 805 1/2 E. STANDIFER STREET, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 3793, PAGE 52 OF THE COLLIN COUNTY DEED RECORDS, COLLIN COUNTY TEXAS

## Distribution of Proceeds

805 1/2 E. Standifer St., McKinney, Texas

R0937003005B1

Cause no.: 219-02893-2012

Judgment date: August 26, 2013

Sheriff's sale: January 7, 2014

Taxes in Judgment:	MISD	\$5,347.74
	City	\$2,471.64
	County	\$946.42
	CCCCD	<u>\$345.15</u>
	Total	<u>\$9,110.95</u>

### Other Judgment Amounts:

District Clerk Fees	\$1,131.00
Demolition Lien	\$0.00

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Resale price:	\$11,800.00
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### Settlement Costs:

Constable Fee	\$921.23
Publication Fee	\$375.90
District Clerk Fees	\$1,131.00
Maintenance Fee	\$0.00
Demolition Lien	\$0.00
Lien Release Fee	<u>\$0.00</u>

Total Costs:	<u>\$2,428.13</u>
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Proceeds to be Distributed:	<u>\$9,371.87</u>
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Percentage of Judgment Taxes:	103%
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### Distributed to Collin County Tax Assessor on Behalf of:

MISD	\$5,500.89
City	2,542.43
County	973.52
CCCCD	<u>355.03</u>
Total	<u>\$9,371.87</u>