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+ATTORNEY - MEDIATOR

NOVEMBER 11, 2013

Collin County: Judge Keith Self

Collin County Community College: Mr. Ralph Hall

Re: County Road 919, Being Lot 2B, of Lake Lavon Highlands Addition, Collin County, Texas as Recorded in Vol. 564 Page 579, of the Collin County Deed Records.

Account No.: R0766000002B1

The above referenced property was sent to Sheriff's Sale on January 3, 2012. The property was not purchased and is now in the name of COLLIN COUNTY/COLLIN COUNTY CCD/COMMUNITY ISD.

Attached is a letter from Marc and Donna Reinoehl, making a private offer in the amount of \$500.00 for the property. The Judgment amount was \$9,521.81.

If you agree to accept this offer, please sign the attached sheet and return to our office in the enclosed envelope.

Sincerely,



David McCall  
Attorney for Collin County/  
and Collin County CCD

DM/pm

PRIVATE BID ON R076600002B1/REINOEHL

PLEASE SIGN IF AGREED AND HAVE A WITNESS SIGN.

AGREED

WITNESS

\_\_\_\_\_

\_\_\_\_\_

TAXING ENTITY: \_\_\_\_\_

TITLE: \_\_\_\_\_

11/04/2013

Marc & Donna Reinoehl  
1045 Savannah Dr.  
Nevada, TX 75173  
(972) 450-4283 Day  
(214) 394-9993 Night&Wknd

Mr. David McCall,

Hello, my name is Marc Reinoehl and my Wife is Donna, We are writing to you today in regards to a lot of land located at:

County Road 919  
Nevada, Texas, 75173

Lake Lavon Highlands, Lot 002B (R-0766-000-002B-1).

We would like to explain that we are not looking to be unreasonable but are trying to create a win-win situation for us both. First, the lot of land mentioned above (Lot 2B), has been incorrectly valued by the appraisal district for a long time. It has been recently updated to show the correct numbers. Please see the attached Collin County CAD listing that shows the correct amount of \$5,000.00. I know the taxes due are currently 15-20K which is three to four times the value of the land. Second, the land has been unkempt for a long time. Over 30 years ago, a very old travel trailer was placed on the land and people attempted to build a structure around the trailer to create a very crude, dilapidated shelter. This structure is now very run down, caved in, and actually a very dangerous hazard. In-fact, there is now a skunk living under the fallen down rubble. Next, the poison ivy has taken over a large portion and there are several huge trees with very large limbs that are broken and hanging just waiting to fall. My point on all this is that it would cost the city a lot of money and man hours to have the area cleaned up. Personally I am nervous about the skunk and its potential family living among the neighborhood not to mention the prime breeding ground this creates for mosquitoes, which is a huge concern with the current West Nile stories we hear on the news all the time.

My wife and I are interested in obtaining this land as her family owns a good portion of the Lots over in that area. But obviously us, nor anyone else, would want to not only pay more than what the land is worth but then have to turn around and put a lot of additional money in trying to get it cleaned up. My wife and I do not have the money to place a 4000+ bid on this lot. Our hope was that by placing a bid of 500.00 and having it accepted, we could then clean the lot ourselves, which will take us a long time to complete and cost us some money but could be done at our pace and as we can afford. This would also save the city, or county from having to spend money and man hours to have this area cleaned up and made safe. It would also give the city and county some additional tax money coming in each year as you would now have a responsible tax payer in place.

We hope you will seriously, and with understanding accept our offer of \$500.00 (Five Hundred Dollars) for Lot R-0766-000-002B-1, in the Lake Lavon Highlands area. We look forward to hearing back from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc E. Reinoehl". The signature is fluid and cursive, with a large loop at the end.

Marc E. Reinoehl

A handwritten signature in black ink, appearing to read "Donna K. Reinoehl". The signature is cursive and somewhat stylized.

Donna K. Reinoehl