

LAW OFFICES  
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A PROFESSIONAL CORPORATION

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

October 6, 2017

Mr. Kenneth Lynn  
3452 Spur 399  
McKinney, TX 75069

Re: Offer to purchase 301 W Heap St., Blue Ridge, Texas

Dear Mr. Lynn:

Blue Ridge ISD has approved an offer to purchase 301 W Heap St., Blue Ridge, Collin County, Texas for \$12,000.00.

The property's most recent value according to the Appraisal District is \$12,500.00.

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. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$12,000.00 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 Deed that has been 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,



Enclosure

Erin Minett

## FINANCIAL IMPACT OF BID ACCEPTANCE

**PROPERTY:** 301 W Heap Street  
**PROP. NO.** R1022000103A1  
**BID:** \$12,000.00  
**CAUSE NO:** 296-03140-05

TOTAL TAXES DUE		RATIO
Blue Ridge ISD 2002-2008	\$8,318.67	61.72%
City of Blue Ridge 1997-2008	\$3,508.82	26.04%
Collin County 2002-2008	\$1,213.54	9.00%
CCCCD 2002-2008	\$436.15	3.24%

Total Taxes	\$13,477.18	100.00%
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Bid Amount:		\$12,000.00
Less:	Health & Safety Liens, post sale	\$0.00
	Publication Fees	(\$146.25)
	Ad Litem Fees	\$0.00
	Court Costs due District Clerk	(\$409.00)
	Sheriff Levy/Execution	(\$126.00)
	Misc. Fees due PBFCM	\$0.00
	Sheriffs Deed Fee	(\$25.00)

Amount left to apply to taxes	\$11,293.75
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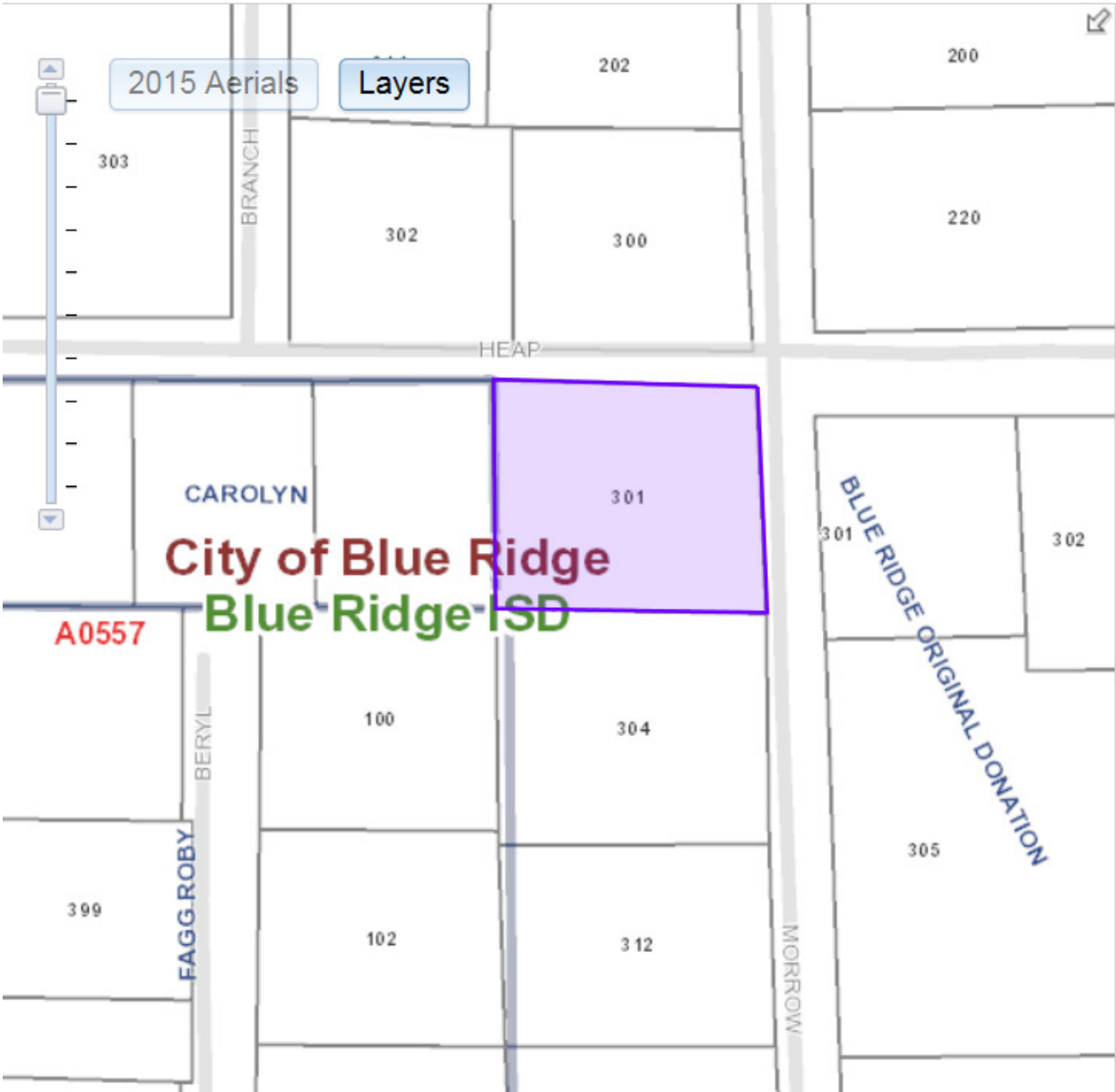
Blue Ridge ISD	\$6,970.97
City of Blue Ridge	\$2,940.36
Collin County	\$1,016.94
CCCCD	\$365.49

<b>TAXES EXTINGUISHED BY BLUE RIDGE ISD</b>	<b>(\$1,347.70)</b>
<b>TAXES EXTINGUISHED BY CITY OF BLUE RIDGE</b>	<b>(\$568.46)</b>
<b>TAXES EXTINGUISHED BY COLLIN COUNTY</b>	<b>(\$196.60)</b>
<b>TAXES EXTINGUISHED BY CCCCCD</b>	<b>(\$70.66)</b>

Years in Judgment: (2002-2005) City (1997-2005)  
Struck off to Blue Ridge ISD since October, 2007

Appraised Value on Judgment date:	\$15,000
Current Appraised Value:	\$12,500

301 W Heap Street



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 COMMUNITY 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 Twelve Thousand and No/100 Dollars (\$12,000.00) 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 COMMUNITY 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

**HUGO MONDRAGON  
7358 FM 1377  
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 ALL THAT CERTAIN LOT 103A OF THE OLD DONATION ADDITION IN THE TOWN OF BLUE RIDGE OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN THAT DEED OF RECORD IN VOLUME 1024, PAGE 122 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. #R1022000203A1

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 \_\_\_\_\_, 2017.

By \_\_\_\_\_  
Mike McCreary, 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 **MIKE MCCREARY, 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By \_\_\_\_\_  
Rhonda Williams, Mayor, City of Blue Ridge

#### ACKNOWLEDGMENT

THE STATE OF TEXAS       §  
  §  
COUNTY OF COLLIN       §

BEFORE ME, the undersigned authority, on this day personally appeared **Rhonda Williams, 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By \_\_\_\_\_  
Collin County Community College District

**ACKNOWLEDGMENT**

THE STATE OF TEXAS       §  
  §  
COUNTY OF COLLIN       §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, on behalf of **COLLIN COUNTY COMMUNITY 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas