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JENNIFER T. PETTIT  
ERIN MINETT  
JOHN RAPIER  
JAMES W. WILSON

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

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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  
711 E. Standifer St., McKinney, Texas

Dear Mr. Lynn:

Robert Wakefield has offered to purchase 711 E. Standifer St., McKinney, Collin County, Texas (BEING LOT 0003A, BLOCK 2, RUSSELL #01 ADDITION, AKA 711 STANDIFER ST. E., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL 340, PAGE 69 OF THE COLLIN COUNTY DEED RECORDS.) for \$14,500.00. 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 August 3, 2010 pursuant to delinquent tax collection suit number 417-04541-2009. There were no bidders and the property was struck off to the College 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, \$16,896.80, which includes taxes, penalties and interest, demolition lien, costs of court, and costs of sale. Of that amount, \$2,454.75 is for the City demolition lien. This lien will be extinguished by the sale.

As the offer of \$14,500.00 is sufficient to pay the other taxing entities all amounts due under the judgment, this sale meets the criteria of Texas Property Tax Code §34.05(h) and does not require the consent of the other taxing units in the Judgment. A breakdown of amounts each taxing entity will receive is enclosed.

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. 417-04541-2009 in the 417th 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 0003A, BLOCK 2, RUSSELL #01 ADDITION, AKA 711 STANDIFER ST. E., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL 340, PAGE 69 OF THE COLLIN COUNTY DEED RECORDS.

## Distribution of Proceeds

711 E. Standifer St., McKinney, Texas

R0937002003A1

Cause no.: 417-04541-2009

Judgment date: April 29, 2010

Sheriff's sale: August 3, 2010

Taxes in Judgment:	MISD	\$5,028.02
	City	1,687.37
	County	720.01
	CCCCD	<u>256.88</u>
	Total	<u>\$7,692.28</u>

### Other Judgment Amounts:

District Clerk Fees	\$5,276.50
Demolition Lien	2,454.75

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Resale price:	\$14,500.00
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### Settlement Costs:

Constable Fee	1,049.02
Publication Fee	299.25
District Clerk Fees	5,276.50
Maintenance Fee	-
Demolition Lien	57.95
Lien Release Fee	125.00

Total Costs:	<u>6,807.72</u>
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Proceeds to be Distributed:	<u>\$7,692.28</u>
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Percentage of Judgment Taxes:	100%
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### Distributed to Collin County Tax Assessor on Behalf of:

MISD	\$5,028.02
City	1,687.37
County	720.01
CCCCD	<u>256.88</u>
Total	<u>\$7,692.28</u>