

Law Offices
Gay, McCall, Isaacks & Roberts

A Professional Corporation
Attorneys and Counselors
777 East 15th Street
Plano, Texas 75074

972-424-8501 • Facsimile 972-424-5619

^BOARD CERTIFIED – CIVIL TRIAL LAW



JOHN E. GAY
DAVID MCCALL+
LEWIS L. ISAACKS^+
WILLIAM J. ROBERTS+

JULY 28, 2015

ERIN MINETT
JENNIFER PETTIT
JOHN RAPIER
JAMES W. WILSON

Mr. Ralph Hall
4800 Preston Park Blvd.
Courtyard Center, Room A400
Plano, Texas 75093

Re: Offer from Mitzi Stephens
110 Bailey, City of Anna
208 S. Georgia, City of Anna

Dear Mr. Hall:

Alex Camacho has offered to purchase **110 Bailey, Anna**, Collin County, Texas (BEING ALL THAT CERTAIN 70 X 100 FEET TRACT OF LAND, MORE OR LESS, BEING A PART OF LOT NO. 42, BEING THE SOUTHEAST CORNER OF LOT NO. 42, ALSO KNOWN AS LOT 42B, OUT OF THE OLD DONATION-WESTMINSTER, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 1468, PAGE 566 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. GEO R1189000042B1) for **\$2,000.00**

and **208 S. Georgia, Anna**, Collin County, Texas (BEING ALL THAT CERTAIN LOT 42, OF THE TOWN OF WESTMINSTER, LESS AND EXCEPT A LOT 70 X 100 FEET AS CONVEYED IN VOLUME 621, PAGE 287 LOCATED IN COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN INSTRUMENT OF RECORD AS 94-67078 IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS; SAVE AND EXCEPT A RIGHT OF WAY EASEMENT DESCRIBED IN THAT CERTAIN INSTRUMENT OF RECORD AS 95-0041566 IN THE DEED RECORD OF COLLIN COUNTY, TEXAS. GEO R1189000042A1) for **\$3,300.00**.

These properties were sold at a Sheriff's Sale on June 5, 2012 pursuant to delinquent tax collection suit numbers 296-05038-2010 and 199-04167-2010, respectively. There were no bidders and the property was struck off to Anna ISD for itself and on behalf of the other taxing jurisdictions.

The properties' most recent values according to the Appraisal District are \$8,640.00 and \$13,159.00, respectively. The properties were struck off for the assessed value in the judgments, \$3,349.26 and \$12,793.11, respectively.

Pursuant to the Texas Property Tax Code the post-sale maintenance, 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 from each bid is enclosed.

If all taxing jurisdictions agree to accept the bid amounts for the properties, they may be sold for that amount. Each jurisdiction must execute the deeds.

If your entity decides to accept this offer, enclosed for execution is a Resale Deed for each bid. When the Deeds are executed, please return them in the enclosed self-addressed, stamped envelope.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Minett". The signature is fluid and cursive, with the first name "Erin" and last name "Minett" clearly distinguishable.

Erin Minett

Enclosures

Financial Impact of Bid Acceptance

208 S. Georgia Ave., Anna, Texas

Proposed Bid	\$ 3,300.00
--------------	-------------

Costs

Health, Safety, and/or Labor Liens	\$ -
Publication Fees	\$ (352.80)
Ad Litem Fees	\$ -
Court Costs due District Clerk	\$ (500.00)
Sheriffs Levy/Execution	\$ -
Research Fee & Other Miscellaneous Fees	\$ -

Amount Left to Apply to Tax	\$ 2,447.20
-----------------------------	-------------

Delinquent Taxes

Ratio of Total

Anna ISD	\$ 12,221.76	80.19%
Collin County	\$ 2,227.32	14.61%
Collin County Comm. College Dist.	\$ 792.45	5.20%
Total Taxes	\$ 15,241.53	100.00%

Amounts Realized if Bid Accepted

Anna ISD	$\$2447.2 * 0.8019 =$	\$ 1,962.34
Collin County	$\$2447.2 * 0.1461 =$	\$ 357.62
Collin County Comm. College Dist.	$\$2447.2 * 0.052 =$	\$ 127.24
Total		\$ 2,447.20

Amounts Extinguished if Bid Accepted

Anna ISD	$\$12221.76 - \$1962.34 =$	\$ (10,259.42)
Collin County	$\$2227.32 - \$357.62 =$	\$ (1,869.70)
Collin County Comm. College Dist.	$\$792.45 - \$127.24 =$	\$ (665.21)

Appraised Value \$8,640

Post-judgment taxes due for 2011-12 - \$300

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 ANNA INDEPENDENT SCHOOL DISTRICT, "ISD," for and in consideration of the sum of Three Thousand Three Hundred and 00/100 dollars (\$3,300.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and acting for itself and as Trustee for COLLIN COUNTY "COUNTY," and COLLIN COUNTY COMMUNITY COLLEGE DISTRICT "CCCCD" release, quitclaim and surrender to the GRANTEE such title or interest as the COUNTY, CCCCCD, and ISD, may have acquired, by virtue of tax foreclosure proceedings, and by virtue of becoming purchasers of the tax title under a Sheriff's sale, as shown by a Sheriff'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

Mitzi Stephens
PO Box 403
Anna, Texas 75409

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 42, of the Town of Westminster, less and except a Lot 70 X 100 feet as conveyed in Volume 621, Page 287 located in Collin County, Texas, and being more particularly described in that certain Instrument of Record as 94-67078 in the Deed Records of Collin County, Texas; SAVE AND EXCEPT a Right Of Way Easement described in that certain Instrument of Record as 95-0041566 in the Deed Record of Collin County, Texas. GEO R1189000042A1

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 COUNTY, CCCCCD, and ISD, THEIR OFFICERS, AGENTS, AND EMPLOYEES, IN CONNECTION WITH THIS TRANSACTION. FURTHER, GRANTEE RELEASES THE COUNTY, CCCCCD, 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 COUNTY, CCCCCD, 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 COUNTY, CCCC, and 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 _____, 2015.

By _____
TY CHAPMAN
President, Board of Trustees
Anna Independent School District

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, personally appeared TY CHAPMAN, PRESIDENT,
BOARD OF TRUSTEES OF ANNA INDEPENDENT SCHOOL DISTRICT, 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 the _____ day of _____, 2015.

Notary Public in and for the
State of Texas

By _____
Honorable KEITH SELF
County Judge, Collin County

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, personally appeared the Honorable KEITH SELF,
COUNTY JUDGE, COLLIN COUNTY, 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 the _____ day of _____, 2015.

Notary Public in and for the
State of Texas

By _____
Dr. NEIL MATKIN
President, Collin County Community College District

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, personally appeared Dr. NEIL MATKIN, PRESIDENT, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, 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 the _____ day of _____, 2015.

Financial Impact of Bid Acceptance

110 E. Bailey St., Anna, Texas

Proposed Bid	\$ 2,000.00
--------------	-------------

Costs

Health, Safety, and/or Labor Liens	\$ -
Publication Fees	\$ (580.65)
Ad Litem Fees	\$ (921.50)
Court Costs due District Clerk	\$ (911.00)
Sheriffs Levy/Execution	\$ (126.00)
Research Fee & Other Miscellaneous Fees	\$ -

Amount Left to Apply to Tax	\$ (539.15)
-----------------------------	-------------

Delinquent Taxes

Ratio of Total

Anna ISD	\$ 3,509.31	82.16%
Collin County	\$ 561.30	13.14%
Collin County Comm. College Dist.	\$ 200.67	4.70%
Total Taxes	\$ 4,271.28	100.00%

Amounts Realized if Bid Accepted

Anna ISD	$\$-539.15 * 0.8216 =$	\$ -
Collin County	$\$-539.15 * 0.1314 =$	\$ -
Collin County Comm. College Dist.	$\$-539.15 * 0.047 =$	\$ -
Total		\$ -

Amounts Extinguished if Bid Accepted

Anna ISD	$\$3509.31 - \$0.00 =$	\$ (3,509.31)
Collin County	$\$561.3 - \$0.00 =$	\$ (561.30)
Collin County Comm. College Dist.	$\$200.67 - \$0.00 =$	\$ (200.67)

Appraised Value \$13,159

Post-judgment taxes due for 2012-13 - \$350



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 ANNA INDEPENDENT SCHOOL DISTRICT, "ISD," for and in consideration of the sum of Two thousand dollars and 00/100 (\$2,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and acting for itself and as Trustee for COLLIN COUNTY "COUNTY," and COLLIN COUNTY COMMUNITY COLLEGE DISTRICT "CCCCD" release, quitclaim and surrender to the GRANTEE such title or interest as the COUNTY, CCCCCD, and ISD, may have acquired, by virtue of tax foreclosure proceedings, and by virtue of becoming purchasers of the tax title under a Sheriff's sale, as shown by a Sheriff'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

Mitzi Stephens
PO Box 403
Anna, Texas 75409

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 70 x 100 feet tract of land, more or less, being a part of Lot No. 42, being the Southeast corner of Lot No. 42, also known as Lot 42B, out of the Old Donation-Westminster, and being more particularly described in that certain deed of record in Volume 1468, Page 566 of the Deed Records of Collin County, Texas. GEO R1189000042B1

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 COUNTY, CCCCCD, and ISD, THEIR OFFICERS, AGENTS, AND EMPLOYEES, IN CONNECTION WITH THIS TRANSACTION. FURTHER, GRANTEE RELEASES THE COUNTY, CCCCCD, 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 COUNTY, CCCCCD, 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 COUNTY, CCCC, and 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 _____, 2015.

By _____
TY CHAPMAN
President, Board of Trustees
Anna Independent School District

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, personally appeared TY CHAPMAN, PRESIDENT, BOARD OF TRUSTEES OF ANNA INDEPENDENT SCHOOL DISTRICT, 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 the _____ day of _____, 2015.

Notary Public in and for the
State of Texas

By _____
Honorable KEITH SELF
County Judge, Collin County

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, personally appeared the Honorable KEITH SELF, COUNTY JUDGE, COLLIN COUNTY, 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 the _____ day of _____, 2015.

Notary Public in and for the
State of Texas

By _____
Dr. NEIL MATKIN
President, Collin County Community College District

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, personally appeared Dr. NEIL MATKIN,
PRESIDENT, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, 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 the _____ day of _____, 2015.