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^BOARD CERTIFIED – CIVIL TRIAL LAW



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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 Chuck Hutcheson
CR 737, Princeton

Dear Mr. Hall:

Chuck Hutcheson has offered to purchase **CR 737, Princeton**, Collin County, Texas (BEING ALL THAT CERTAIN 55 FEET BY 154 FEET, PART OF LOT 108 OF THE HOLIDAY ACRES, A SUBDIVISION LOCATED IN COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD AS DOCUMENT NO. 20060818001188670 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. (TAX ACCOUNT R0759000108A1) for **\$8,106.00**.

This property was sold at a Sheriff's Sale on May 3, 2011 pursuant to delinquent tax collection suit number 401-05016-2009. There were no bidders and the property was struck off to Princeton ISD for itself and on behalf of the other taxing jurisdictions.

The property's most recent values according to the Appraisal District is \$18,000.00. The property was struck off for the assessed value in the judgment.

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 amount for the property, it 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 this resale 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,


Erin Minett

Enclosures

Financial Impact of Bid Acceptance County Rd 737, Princeton, Texas

Proposed Bid \$ 8,106.00

Costs

Health, Safety, and/or Labor Liens	
Publication Fees	\$ (371.00)
Ad Litem Fees	
Court Costs due District Clerk	\$ (700.00)
Sheriffs Levy/Execution	\$ (126.00)
Research Fee & Other Miscellaneous Fees	
Amount Left to Apply to Tax	\$ 6,909.00

	Delinquent Taxes	Ratio of Total
ISD	\$ 15,057.12	81.58%
Educ. Dist	\$ -	0.00%
County	\$ 3,400.29	18.42%
City	\$ -	0.00%
Total Taxes	\$ 18,457.41	100.00%

Amounts Realized if Bid Accepted

ISD	\$6909 * 0.8158 =	\$ 5,636.20
Educ. Dist	\$6909 * 0 =	\$ -
County	\$6909 * 0.1842 =	\$ 1,272.80
City	\$6909 * 0 =	\$ -
Total		\$ 6,909.00

Amounts Extinguished if Bid Accepted

ISD	\$15057.12 - \$5636.20 =	\$ (9,420.92)
Educ. Dist	\$0 - \$0.00 =	0
County	\$3400.29 - \$1272.80 =	\$ (2,127.49)
City	\$0 - \$0.00 =	0

Appraised Value \$18,000.00

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 PRINCETON INDEPENDENT SCHOOL DISTRICT ("ISD"), for and in consideration of the sum of Eight Thousand One Hundred Six and No/100 Dollars (\$8,106.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and acting for itself and as Trustee for COLLIN COUNTY/COLLIN COUNTY CCD ("COUNTY") release, quitclaim and surrender to the GRANTEE such title or interest as acquired by the PRINCETON INDEPENDENT SCHOOL DISTRICT ("ISD"), and COLLIN COUNTY/COLLIN COUNTY CCD ("COUNTY"), 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

**CHUCK HUTCHESON
2355 EDMONSON DR
LUCAS, TX 75002
972-658-2597**

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 55 Feet by 154 Feet, Part of Lot 108 of the Holiday Acres, a Subdivision located in Collin County, Texas, and being more particularly described in that certain Deed of record as Document No. 20060818001188670 of the Deed Records of Collin County, Texas. (Tax Account R0759000108A1)

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 AND ISD, THEIR OFFICERS, AGENTS, AND EMPLOYEES, IN CONNECTION WITH THIS TRANSACTION. FURTHER, GRANTEE RELEASES THE 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 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 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 _____, 20____.

By _____
Ralph Hall, Collin County
Community College

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ralph Hall for, **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 _____ day of _____, 20____.

Notary Public in and for the
State of Texas

EXECUTED this _____ day of _____, 20____.

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 _____, 20____.

Notary Public in and for the State of Texas