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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

March 4, 2016

Mr. Kenneth Lynn  
3452 Spur 399  
McKinney, TX 75069

Re: Offer from Ursalene Davis to purchase  
TR 1: Blk 59, Lot 3, TR 2: Blk 71, Lot 6b, Celina Original Donation, Celina, Texas

Dear Mr. Lynn:

Ursalene Davis has offered to purchase TR 1: Blk 59, Lot 3, TR 2: Blk 71, Lot 6b, Celina Original Donation, Celina, Collin County, Texas (PROPERTY DESCRIPTION: TR 1: BEING LOT 3, BLOCK 59, OF CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF CELINA; TR 2: BEING LOT 6B, BLOCK 71, OF THE CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1, PAGE 114, OF THE COLLIN COUNTY DEED RECORDS.) for \$3,912.00.

These properties were sold at a Sheriff's Sale on April 3, 2007 pursuant to delinquent tax collection suit number 380-02191-06. There were no bidders and the properties were struck off to the College for itself and on behalf of the other taxing jurisdictions.

The properties' most recent value according to the Appraisal District is TR 1: \$10,000.00, and TR 2: \$600.00. The properties were struck off for the total judgment amount, \$3,911.51, which includes taxes, penalties and interest, costs of court, and costs of sale.

As the offer is for more than the minimum bid at the Sheriff's Sale, all amounts due under the judgment will be paid. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the City has a demolition lien on the properties which will be extinguished by this sale. Pursuant to the Texas Property Tax Code, this lien is only paid if there are excess proceeds after all entities are paid the full amount of taxes due.

If any taxing jurisdictions agree to accept \$3,912.00 for the properties, they 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 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: CELINA INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and CITY OF CELINA

Grantor's Mailing Address (including county):

142 N Ohio St  
Celina, TX 75009  
Collin County

Grantee: Ursalene Davis

Grantee's Mailing Address (including county):

206 S Arkansas  
Celina, TX 75009  
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. 380-02191-06 in the 380th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

CELINA 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 Celina Independent School District as the act and deed of said Celina 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 CELINA

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 Celina as the act and deed of said City of Celina.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

EXHIBIT A

PROPERTY DESCRIPTION: TR 1: BEING LOT 3, BLOCK 59, OF CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF CELINA; TR 2: BEING LOT 6B, BLOCK 71, OF THE CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1, PAGE 114, OF THE COLLIN COUNTY DEED RECORDS.

Distribution of Proceeds

TR 1: Blk 59, Lot 3, TR 2: Blk 71, Lot 6b & , Celina Original Donation, Celina, Texas  
R102305900301 & R1023071006b1

Cause no.: 380-02191-06  
Judgment date: December 19, 2006  
Sheriff's sale: April 3, 2007

Taxes in Judgment:	CISD	\$730.74
	City	585.79
	County	209.66
	CCCCD	<u>79.32</u>
	Total	<u>\$1,605.51</u>

Other Judgment Amounts:

District Clerk Fees	\$1,309.00
Demolition Lien	997.00

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Resale price: \$3,912.00

Settlement Costs:

Constable Fee	129.81
Publication Fee	169.65
District Clerk Fees	1,309.00
Demolition Lien	697.54

Total Costs: 2,306.00

Proceeds to be Distributed: \$1,605.51

Percentage of Judgment Taxes: 100%

Distributed to Collin County Tax Assessor on Behalf of:

CISD	\$730.74
City	585.79
County	209.66
CCCCD	<u>79.32</u>
Total	<u>\$1,605.51</u>