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TEXAS BOARD OF LEGAL SPECIALIZATION  
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MAY 6, 2015

Mr. Ralph Hall - Collin County CCD  
Honorable Keith Self- Collin County

Re: Private Bid on Struck back property  
Account Number: R0759000108A1

The property above is now in the name of COLLIN COUNTY/COLLIN COUNTY  
CCD/PRINCETON INDEPENDENT SCHOOL DISTRICT. This property was struck back to  
the entities in an Order of Sale held on May 3, 2011.

A private bid has been submitted on this property in the amount of **\$ 8,106.00.**  
The property value is \$18,000.00 and I do recommend accepting this bid.

If you agree to accept this offer, please sign the attached deed and return to our office in the  
enclosed envelope.

Sincerely,

Erin Minett  
Attorney for Collin County/  
Collin County CCD

PRIVATE BID ON R0759000108A1

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 \_\_\_\_\_, 2015.

By \_\_\_\_\_  
Keith Self, County Judge, Collin County

**ACKNOWLEDGMENT**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF COLLIN     §

BEFORE ME, the undersigned authority, on this day personally appeared Keith Self, 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 \_\_\_\_\_, 2015.

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

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

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

## Distribution of Proceeds

Account: R0759000108A1

Legal Description: Being all that certain 55 Feet by 154 Feet, Part of Lot 108 of the Holiday Acres, a Subdivision located in Collin County, Texas

Cause No: 401-05016-2009

Judgment Date: December 9, 2010

Sheriff's Sale: May 3, 2011

Total Due:	\$18,457.41	Total taxes due
	\$ 700.00	Total due District Clerk
	\$ 126.00	Total due Constable Pct 1-sale fees
	<u>\$ 371.00</u>	Total due PBFCM-sale pub fees & deed recording fee
	\$19,654.41	Total amount due on the property

Resale Bid: \$8,106.00

(Pursuant to the Property Tax Code, costs are paid first, with the remainder distributed pro rata to the taxing jurisdictions.)

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$ 700.00	Court Costs
2. Constable Pct. 1	\$ 126.00	Sale fee
3. Perdue Brandon Fielder Collins & Mott	\$ 371.00	Sale costs paid by firm
4. Princeton ISD	\$5,636.20	
5. Collin County	\$ 943.68	
6. CCCCDD	<u>\$ 329.12</u>	
Total	\$8,106.00	