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September 13, 2010

RECEIVED
COLLIN COUNTY COMMISSIONERS COURT
SEP 16 AM 10:15

Honorable Keith Self
Collin County Commissioners' Court
2300 Bloomdale Rd., Suite 4192
McKinney, Texas 75071

Re: Resale of property acquired pursuant to tax foreclosure sale;
815 Fenet Street, CAD account #R-0926-000-8900-1

Dear Judge Self:

The above referenced property was struck off to the taxing jurisdictions on August 4, 2009, pursuant to delinquent tax suit 296-01879-2008. The property was struck off for \$6,164.68. The property has been off the tax roll since the constable's sale.

Tammy Luckett, 6921 Banelero Way, Bakersfield, California 93308, has offered to purchase this lot for \$6,165.00. We recommend acceptance of the offer. Ms. Luckett has tendered the purchase price. Although the proposed value on the appraisal rolls for 2010 is \$15,000, the minimum bid of \$6,164.68 was not received at the Sheriff's sale. Furthermore, the proceeds of the sale would pay the full amount due under the judgment as of the day it was struck off to the taxing entities.

The costs and distribution of net proceeds will be:

Court Costs	\$1,224.00
Sheriff's Costs of Sale	\$646.40
Publication Fees	\$236.25
Net Court Costs and Costs of Sale	<u>\$2,106.65</u>
Net Court Costs and Costs of Sale	\$2,106.65
Total Tax Distribution	\$4,058.35
Total Sale Price	<u>\$6,165.00</u>

Additional information is included in the enclosed Distribution of Proceeds information sheet.

Please place the resale of this property on the next Commissioners Court agenda. A proposed Deed is enclosed. If the Court approves the sale, please return the executed Deed to me.

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

Sincerely,

A handwritten signature in cursive script that reads "Sydna H. Gordon".

Sydna H. Gordon
Attorney at Law

SHG:rs
Enclosure