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August 14, 2014

Mayor Pro-Tem Keith Koop, City of Josephine
Judge Keith Self - Collin County
Mr. Ralph Hall - Collin County CCD.

RE: Private bid for Approval Account No. : R-1015-000-0200-1

Gentlemen:

The Pounders Law Firm who represent Community ISD has presented the private bid below for approval. The following is the offer and information regarding the details of the property:

"Mr. Lee Schmitt of Nextlots Now, LLC, has offered to pay \$200 for Tax Property No. 1295574, R-1015-000-0200-1, REECE (CJO), LOT 20 in Josephine. This property was struck off to the taxing units in Suit No. 219-00314-93, Collin Co. v. Estate of Brooks. It is a landlocked tract that will need some remediation. I've made inquiries of several investors, and only Mr. Schmitt has expressed any interest in this Property. If you agree that this is worth pursuing, please forward the following agenda item (draft information provided for your use) to your clients, Collin County, Collin College and City of Josephine, for approval at their earliest convenience:

ACTION REQUESTED: To approve the private sale of 1 tax foreclosed tract of real property described generally as "REECE (CJO), LOT 20" in Josephine, Collin County, Texas, Tax Account No. R101500002001 (the "Property") for TWO HUNDRED AND NO/100 (\$200.00) DOLLARS to Lee Schmitt or his designee.

IDENTITY OF TRACT: Collin CAD PIDN 1295574, Tax Acct. No. R101500002001, "REECE (CJO), LOT 20" in Josephine, Collin County, Texas, struck off to Collin County, Community Ind. School Dist., City of Josephine and Collin County Community College District pursuant to judgment and order of sale in Cause No. 219-00314-93, Collin Co. et al v. Estate of Brooks. Tax Deed recorded on October 20, 1993 as Instrument No. 19931020000908590 in the Deed Records of Collin County, Texas.

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LEGAL AUTHORITY. This re-sale of the property is made pursuant to Texas Property Tax Code Section 34.05(i) and is made contingent upon the approval of all taxing units in the judgments: City of Josephine, Community ISD, Collin County and Collin County Community College District. Consideration by Community ISD is already scheduled. The proceeds from the sale will be distributed in accordance with Texas Property Tax Code.

REASONABLENESS OF OFFER. The marketability of the Property to potential investors or other buyers, given its condition and location, is extremely limited due to it being landlocked; additionally, substantial remediation may be necessary. The Property was struck off to the Taxing Units in 1993.”

If approved please sign and return to Gay, McCall, Isaacks, Gordon & Roberts, attention Sharon Bates using the enclosed Envelope.

Sincerely,

A handwritten signature in black ink, appearing to read "David McCall", written over a horizontal line.

David McCall
Attorney for City of Josephine, Collin County, Collin
County CCD