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+ ATTORNEY - MEDIATOR

January 27, 2016

Judge Keith Self
Collin County Administration Building
2300 Bloomdale Rd., Suite 4192
McKinney, Texas 75071

Re: Offer from Robert Wakefield to purchase
711 E. Standifer St., McKinney, Texas

Dear Judge Self:

Robert Wakefield has offered to purchase 711 E. Standifer St., McKinney, Collin County, Texas (BEING LOT 0003A, BLOCK 2, RUSSELL #01 ADDITION, AKA 711 STANDIFER ST. E., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL 340, PAGE 69 OF THE COLLIN COUNTY DEED RECORDS.) for \$14,500.00. The County has previously approved an offer on this property from Harold Haligan for \$18,000.00. However, the City of McKinney has not approved that offer and the City requests that the County approve the sale to Robert Wakefield. It is Mr. Wakefield's intent to build affordable housing on the property. The City would like to stress that these are the types of homes that allow the City's teachers, police officers, fire fighters, etc. to live in the community they serve. **While Mr. Wakefield's bid is less than the bid previously approved, it is still enough to pay all taxes due under the judgment.**

This property was sold at a Sheriff's Sale on August 3, 2010 pursuant to delinquent tax collection suit number 417-04541-2009. There were no bidders and the property was struck off to the County for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$16,000.00. The property was struck off for the total judgment amount, \$14,383.47, which includes taxes, penalties and interest, demolition lien, costs of court, and costs of sale. Of that amount, \$2,454.75 is for the City demolition lien. This lien will be extinguished by the sale.

As the offer of \$14,500.00 is sufficient to pay the other taxing entities all amounts due under the judgment, this sale meets the criteria of Texas Property Tax Code §34.05(h) and does not require the consent of the other taxing units in the Judgment. A breakdown of amounts each taxing entity will receive is enclosed.

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

RECEIVED
COMMISSIONER'S COURT
2016 FEB -1 AM 9:45