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*BOARD CERTIFIED-CML TRIAL LAW

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JULY 28, 2015

ERIN MINETT
JENNIFER PETTIT
JOHN RAPIER
JAMES W. WILSON

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

Re: Offer from Mitzi Stephens
110 Bailey, City of Anna
208 S. Georgia, City of Anna

Dear Judge Self:

Mitzi Stephens has offered to purchase **110 Bailey, Anna**, Collin County, Texas (BEING ALL THAT CERTAIN 70 X 100 FEET TRACT OF LAND, MORE OR LESS, BEING A PART OF LOT NO. 42, BEING THE SOUTHEAST CORNER OF LOT NO. 42, ALSO KNOWN AS LOT 42B, OUT OF THE OLD DONATION-WESTMINSTER, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 1468, PAGE 566 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. GEO RI 189000042BI) for **\$2,000.00**

and **208 S. Georgia, Anna**, Collin County, Texas (BEING ALL THAT CERTAIN LOT 42, OF THE TOWN OF WESTMINSTER, LESS AND EXCEPT A LOT 70 X 100 FEET AS CONVEYED IN VOLUME 621, PAGE 287 LOCATED IN COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN INSTRUMENT OF RECORD AS 94-67078 IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS; SAVE AND EXCEPT A RIGHT OF WAY EASEMENT DESCRIBED IN THAT CERTAIN INSTRUMENT OF RECORD AS 95-0041566 IN THE DEED RECORD OF COLLIN COUNTY, TEXAS. GEO RI 189000042AI) for **\$3,300.00**.

These properties were sold at a Sheriff's Sale on June 5, 2012 pursuant to delinquent tax collection suit numbers 296-05038-2010 and 199-04167-2010, respectively. There were no bidders and the property was struck off to Anna ISD for itself and on behalf of the other taxing jurisdictions.

The properties' most recent values according to the Appraisal District are \$8,640.00 and \$13,159.00, respectively. The properties were struck off for the assessed value in the judgments, \$3,349.26 and \$12,793.11, respectively.

Pursuant to the Texas Property Tax Code the post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. The remainder would be distributed to the

taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive from each bid is enclosed.

If all taxing jurisdictions agree to accept the bid amounts for the properties, they may be sold for that amount. Each jurisdiction must execute the deeds.

If your entity decides to accept this offer, enclosed for execution is a Resale Deed for each bid. When the Deeds are executed, please return them in the enclosed self-addressed, stamped envelope.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Minett". The signature is fluid and cursive, with the first name "Erin" and last name "Minett" clearly distinguishable.

Erin Minett

Enclosures