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RECEIVED
COMMISSIONER'S COURT
2015 DEC 28 AM 9:22

December 18, 2015

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

Re: Offer from Gene Grimes to purchase
402 N. McDonald St., McKinney, Texas

Dear Judge Self:

Gene Grimes has offered to purchase 402 N. McDonald St., McKinney, Collin County, Texas (BEING LOTS 782C & 783C OF THE McKINNEY OUTLOTS ADDITION, AN ADDITION TO THE CITY OF McKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 423, PAGE 14, OF THE COLLIN COUNTY DEED RECORDS, aka 402 N. McDONALD ST., McKINNEY, TEXAS.) for \$18,822.00.

This property was sold at a Sheriff's Sale on March 4, 2014 pursuant to delinquent tax collection suit number 380-00980-98. 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 \$22,736.00. The property was struck off for the assessed value in the Judgment, \$18,822.00. The total Judgment amount at the sale was \$26,589.20.

As the offer is for the minimum bid at the Sheriff's Sale, if any taxing jurisdictions agree to accept \$18,822.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the City has a demolition lien on the property which will be extinguished by this sale. Pursuant to the Texas Property Tax Code, this lien is only paid if there are excess proceeds after all entities are paid the full amount of taxes due.

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 to me so that I may finalize the transaction.

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

Sincerely,



Erin Minett

Enclosure