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February 1, 2017

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

Re: Offer from Manuel Castaneda to purchase  
2650 FM 546, McKinney, Texas

Dear Judge Self:

Manuel Castaneda has offered to purchase 2650 FM 546, McKinney, Collin County, Texas (BEING .242 ACRES OF LAND OUT OF ABSTRACT 517 IN THE R.H. LOCKE SURVEY COUNTY ROAD AS 2650 FM 546, AS DESCRIBED IN A WARRANTY DEED FILED IN VOLUME 3134, PAGE 569, FILED IN COLLIN COUNTY, TEXAS.) for \$10,500.00.

This property was sold at a Sheriff's Sale on January 4, 2011 pursuant to delinquent tax collection suit number 219-00860-2008. 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 \$9,780.00. The property was struck off for the minimum amount, \$10,878.88, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code the 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. Those costs total \$3,148.63. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$10,500.00 for the property, the property may be sold for that amount. **McKinney ISD has already approved the bid.** Each jurisdiction must execute the deed.

If your entity decides to accept this offer, enclosed for execution is a Deed Without Warranty 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  
2017 FEB -6 PM 2:00