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GAY, MCCALL, ISAACKS & ROBERTS, P.C.

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JOHN E. GAY
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LEWIS L. ISAACKS ♦+
WILLIAM J. ROBERTS +
JENNIFER T. PETTIT
ERIN MINETT
JOHN RAPIER
JAMES W. WILSON

777 E. 15TH STREET
PLANO, TEXAS 75074
(972) 424-8501 · Fax (972) 422-9322

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February 14, 2017

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

Re: Offer from Jaime Alberto Castillo to purchase
Blk 2, Lot 4c, Neathery Marble, Farmersville, Texas

Dear Judge Self:

Mr. Castillo has offered to purchase Blk 2, Lot 4c, Neathery Marble, Farmersville, Collin County, Texas (BEING LOT 4C, BLOCK 2, OF NEATHERY-MARBLE ADDITION TO THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 668, PAGE 928, OF THE COLLIN COUNTY DEED RECORDS.) for \$500.00.

This property was sold at a Sheriff's Sale on June 3, 2003 pursuant to delinquent tax collection suit number 401-1710-01. There were no bidders and the property was struck off to the County for itself and on behalf of the other taxing jurisdictions. There was a previous offer submitted to the County that was denied after the Court expressed concerns that the subject property was, in effect, the backyard of an adjacent property. **The offer now before the Court is that of the adjacent property owner.**

The property's most recent value according to the Appraisal District is \$15,750.00. The property was struck off for the minimum amount, \$2,401.05, 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 \$449.00. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$500.00 for the property, the property may be sold for that amount. 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,



Enclosure

Erin Minett