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October 13, 2017

Mr. Kenneth Lynn  
3452 Spur 399  
McKinney, TX 75069

Re: Offer from Felipe Lezama and Victoria Lezama to purchase  
2054 CR 326, McKinney, Texas

Dear Mr. Lynn:

Felipe Lezama and Victoria Lezama have offered to purchase 2054 CR 326, McKinney, Collin County, Texas (BEING .2500 ACRES OF LAND OUT OF ABSTRACT 691 IN THE G.B. PILANT SURVEY AS DESCRIBED IN A WARRANTY DEED IN VOLUME 993, PAGE 317, FILED IN COLLIN COUNTY, TEXAS.) for \$13,000.00.

This property was sold at a Sheriff's Sale on October 2, 2007 pursuant to delinquent tax collection suit number 380-972-06. There were no bidders and the property was struck off to the College for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$16,885.00. The property was struck off for the minimum amount, \$14,438.63, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code the court costs, costs of sale and costs of maintenance 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 \$15,482.12. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$13,000.00 for the property, the property may be sold for that amount. Please note, the City and ISD have already approved this 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