

State of Texas §
Collin County §
Commissioners Court §

Court Order
2021-xxx-xx-xx

An Order of the Collin County Commissioners Court consenting to the private re-sale of seventeen tax foreclosed properties.

In accordance with Texas Property Tax Code Section 34.05(i) the Collin County Commissioners Court hereby consents to the following private re-sale of seventeen tax foreclosed properties:

TRACT: 1

GRANTOR(S): Collin County, Collin County Community College District, Community Independent School District, City of Nevada

GRANTEE: Precious Real Estate Holdings, c/o Marinus Ngu, 1915 Legendary Reef Way, St. Paul TX 75098

PROPERTY DESCRIPTION: “NEVADA OUTLOTS (CNV) LOT 65C” [Collin CAD Geo No. R0951000065C1] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 471-02784-2018 – Community Independent School District v James White, for judgment years 1998-2018

SALES PRICE: \$5,525.00

TRACT: 2

GRANTOR(S): Collin County, Collin County Community College District, Community Independent School District, City of Nevada

GRANTEE: Andrew Pepper, 5801 Manchester Dr, Richardson TX 75082

PROPERTY DESCRIPTION: “NEVADA OUTLOTS (CNV) LOT 65E” [Collin CAD Geo No. R0951000065E1] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 429-05010-2014 – Community Independent School District v Nevada Deep Well Co, for judgment years 1995-2015

SALES PRICE: \$201.00

TRACT: 3

GRANTOR(S): Collin County, Collin County Community College District, City of Lucas, Lovejoy Independent School District

GRANTEE: Andrew Pepper, 5801 Manchester Dr, Richardson TX 75082

PROPERTY DESCRIPTION: “ABS A0813 BEN SPARKS SURVEY TRACT 74 .95 ACRES” [Collin CAD Geo No. R681300007401] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 429-03482-2013 – City of Lucas v Lawrence E Delekta, for judgment years 2005-14

SALES PRICE: \$21,500.00

TRACT: 4

GRANTOR(S): Collin County, Collin County Community College District, City of McKinney, McKinney Independent School District

GRANTEE: Andrew Pepper, 5801 Manchester Dr, Richardson TX 75082

PROPERTY DESCRIPTION: “W J S RUSSELL 2nd ADDITION (CMC) BLOCK 6 LOT 14A 15B” [Collin CAD Geo No. R0938006014A1] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 401-02403-2010 – City of McKinney v. Frank Mounger, for judgment years 1990-2011

SALES PRICE: \$1,050.50

TRACT: 5

GRANTOR(S): Collin County, Collin County Community College District, City of McKinney, McKinney Independent School District

GRANTEE: Andrew Pepper, 5801 Manchester Dr, Richardson TX 75082

PROPERTY DESCRIPTION: “W J S RUSSELL 2nd ADDITION (CMC) BLOCK 6 LOT 14C 15D” [Collin CAD Geo No. R0938006014C1] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 401-02403-2010 – City of McKinney v. Frank Mounger, for judgment years 1990-2011

SALES PRICE: \$1,050.50

TRACT: 6

GRANTOR(S): Collin County, Collin County Community College District, City of Anna, Anna Independent School District

GRANTEE: Syed Haque, 10413 Colfax Dr., McKinney TX 75072

PROPERTY DESCRIPTION: “75 NORTH ADDITION (CAN) LOT 14A” [Collin CAD Geo No. R079900001401] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 199-00205-2011 – Anna Independent School District v Powell, for judgment years 2005-10

SALES PRICE: \$15,500.00

TRACT: 7

GRANTOR(S): Collin County, Collin County Community College District, City of McKinney, McKinney Independent School District

GRANTEE: Andrew Pepper, 5801 Manchester Dr, Richardson TX 75082

PROPERTY DESCRIPTION: “ABS A0811 MARY STANDIFER SURVEY TRACT 49 .62 ACRES” [Collin CAD Geo No. R681100004901] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 296-03073-2009 – City of McKinney v Russell, for judgment years 2004-2009

SALES PRICE: \$1,100.00

TRACT: 8

GRANTOR(S): Collin County, Collin County Community College District, McKinney Independent School District

GRANTEE: Syed Haque, 10413 Colfax Dr., McKinney TX 75072

PROPERTY DESCRIPTION: “ABS A0517 R H LOCKE SURVEY SHEET 4 TRACT 196 .242 ACRES” [Collin CAD Geo No. R651700419601] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon

pursuant to the judgment and orders in Cause No. 219-00860-2008 – McKinney Independent School District v Rader, for judgment years 1993-2009

SALES PRICE: \$25,000.00

TRACT: 9

GRANTOR(S): Collin County, Collin County Community College District, City of McKinney, McKinney Independent School District

GRANTEE: Mansoor Karimi, 6017 Martinique St., Plano TX 75024

PROPERTY DESCRIPTION: “W J S RUSSELL 4th ADDITION (CMC) BLOCK 10 LOT 42” [Collin CAD Geo No. R094001004201] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 429-01582-2008 – City of McKinney v Collins, for judgment years 1988-2009

SALES PRICE: \$8,702.00

TRACT: 10

GRANTOR(S): Collin County, Collin County Community College District, City of McKinney, McKinney Independent School District

GRANTEE: Precious Real Estate Holdings, c/o Marinus Ngu 1915 Legendary Reef Way, St. Paul TX 75098

PROPERTY DESCRIPTION: “ABS A0838 JOEL F STEWART SURVEY TRACT 37 .5 ACRES” [Collin CAD Geo No. R683800003701] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 401-03726-2008 – McKinney Independent School District v Lewis, for judgment years 1990-2008

SALES PRICE: \$2,005.00

TRACT: 11

GRANTOR(S): Collin County, Collin County Community College District, City of McKinney, McKinney Independent School District

GRANTEE: Mansoor Karimi, 6017 Martinique St., Plano TX 75024

PROPERTY DESCRIPTION: “W J S RUSSELL 4th ADDITION (CMC) BLOCK 10 LOT 41” [Collin CAD Geo No. R094001004101] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 429-01916-2008 – City of McKinney v Whitful, for judgment years 1996-2008

SALES PRICE: \$6,800.00

TRACT: 12

GRANTOR(S): Collin County, Collin County Community College District, Leonard Independent School District

GRANTEE: Valery & Felipe Lezama, 2501 Markland St, Irving TX 75060

PROPERTY DESCRIPTION: “ABS A0163 BENJAMIN CLARK SURVEY SHEET 5 TRACT 130 .89 ACRES” [Collin CAD Geo No. R616300513001] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 4160328605 – Leonard Independent School District v Coulter, for judgment years 1996-2006

SALES PRICE: \$8,950.00

TRACT: 13

GRANTOR(S): Collin County, Collin County Community College District, Community Independent School District, City of Nevada

GRANTEE: Uriel Villegas, 5749 Alexander St, Sachse TX 75048

PROPERTY DESCRIPTION: "NEVADA ORIGINAL DONATION (CNV) BLOCK 7 LOT 6B ACRES 0.0800" [Collin CAD Geo No. R0946007006B1] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 4010172304 – City of Nevada v Hickey, for judgment years 1994-2004

SALES PRICE: \$6,325.00

TRACT: 14

GRANTOR(S): Collin County, Collin County Community College District, City of Farmersville, Farmersville Independent School District

GRANTEE: Thomas Mendez, Locust Street, Farmersville TX 75442

PROPERTY DESCRIPTION: "ABS A0471 D J JAYNES SURVEY SHEET 2 TRACT 51 .0087 ACRES" [Collin CAD Geo No. R647100205101] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 4160050104 – Farmersville Independent School District v Craddock, for judgment years 1991-2003

SALES PRICE: \$200.00

TRACT: 15

GRANTOR(S): Collin County, Collin County Community College District, City of Dallas, Plano Independent School District

GRANTEE: Gierra Brumsey, 3870 Ponte Ave #878, Addison TX 75001

PROPERTY DESCRIPTION: "RIVERSTONE COURT (CDA) BLK 18/8736 LOT 56; LANDSCAPE BUFFER" [Collin CAD Geo No. R279201805601] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 4160325703 – Plano Independent School District v Riverstone Court HOA, for judgment years 1996-2003

SALES PRICE: \$500.00

TRACT: 16

GRANTOR(S): Collin County, Collin County Community College District, City of Plano, Plano Independent School District

GRANTEE: Gierra Brumsey, 3870 Ponte Ave #878, Addison TX 75001

PROPERTY DESCRIPTION: "WILLOW BEND LAKES PHASE XI-R (CPL) BLK S LOT 12; COMMON AREA" [Collin CAD Geo No. R174300S01201] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 4010325403 – Plano Independent School District, et al Vs. Willow Bend Associates Joint Venture, et al, for judgment years 1991-2003

SALES PRICE: \$600.00

TRACT: 17

GRANTOR(S): Collin County, Collin County Community College District, Farmersville Independent School District

GRANTEE: Uriel Villegas, 5749 Alexander Street, Sachse TX 75048

PROPERTY DESCRIPTION: “COLLEGE HEIGHTS ADDITION (CFC) BLK D LOT 15” [Collin CAD Geo No. R105000401501] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and foreclosed upon pursuant to the judgment and orders in Cause No. 2190171501 – Farmersville Independent School District v Patterson, for judgment years 1985,87-01

SALES PRICE: \$7,050.00

A motion was made, seconded, and carried by a majority of the court members in attendance during a regular session on _____, _____, 2021.