



ABERNATHY ROEDER
BOYD HULLETT

EST. 1876

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069

June 7, 2021

Bill Bilyeu
County Administrator
Collin County Administration Building
2300 Bloomdale Rd., Suite 4192
McKinney TX 75071

RE: Consent to Private Re-Sale of Seventeen Tax Foreclosed Properties

Dear Mr. Bilyeu,

We have received offers to purchase seventeen properties that were previously bid off to the taxing units (the “Resale Properties”). These offers were the highest and best received for each property. Texas Property Tax Code Section 34.05(i) authorizes the private re-sale of tax foreclosed properties with the consent of the taxing units involved in the foreclosure lawsuits. Collin County is a party to the lawsuits foreclosing the Resale Properties. We are asking for the Commissioners Court to consider these offers, and to formally give its consent to the resales if it desires to accept these offers.

Attached as Exhibit “A” is information relating to each offer. This information includes:

- The tract number for each property
- The identity of the taxing units in the foreclosure suit (the Grantors)
- The identity of the buyer (the Grantees)
- The property description (including the style and number of the tax foreclosure suit)
- The sales price offered
- The judgment amount in the tax foreclosure suit
- The adjudged value of the property
- The date the property was bid off to the taxing units
- The anticipated distribution of proceeds of sale
- Notes relating to the property
- The location of the property on a map (per the online interactive maps of the Collin Central Appraisal District)

The proceeds of each resale will be distributed in the priority set forth in the Texas Property Tax Code. These priorities and the size of an offer may result in no proceeds being available for the taxing units in some instances. But in all cases these resales will benefit the taxing units by clearing the judgment year delinquencies from the tax accounts and getting the properties back on the paying tax roll.

If the Commissioners consent to the private resales please have the County Judge execute (sign and notarize) the attached approvals forms. These pages will be attached to the tax resale deeds once all taxing units have consented to the sales and payment has been collected in full.

Thank you for your help with this matter. Please let me know if you have any questions. It is an honor to serve Collin County.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Tracy A. Ponders". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mr. Tracy A. Ponders
Attorney and Counselor at Law
Director, Delinquent Tax Collections

EXHIBIT "A"

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

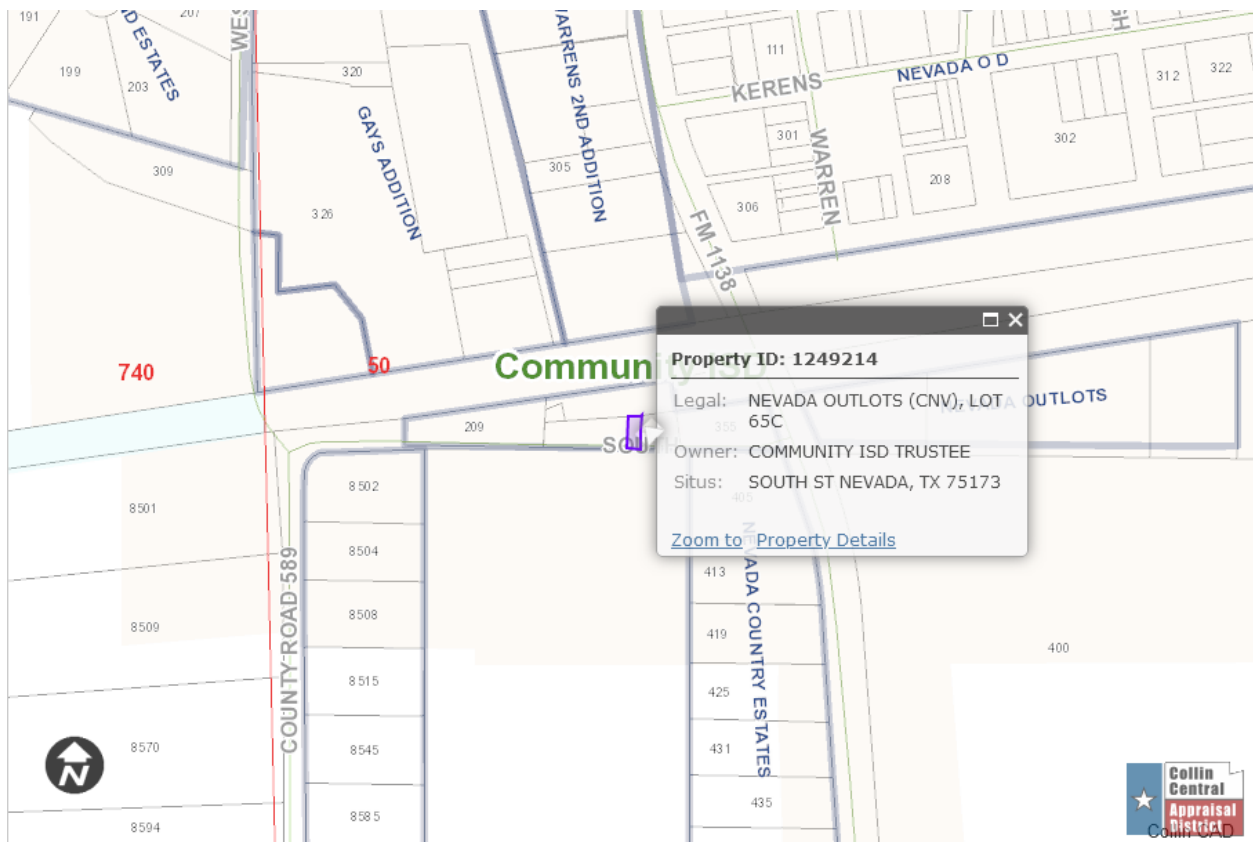
JUDGMENT AMOUNT: \$12,440.91

ADJUDGED VALUE: \$20,000.00

DATE BID OFF TO TAXING UNITS: March 3, 2020

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$624.93; Collin College: \$229.52; Community Ind.. School Dist.: \$4,121.07; City of Nevada: \$415.48; Court Costs: \$134.00

NOTES: Small lot - 0.11 acres; surrounded on three sides by church property; church appears to be vacant - multiple attempts to contact church in the past have been unsuccessful



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

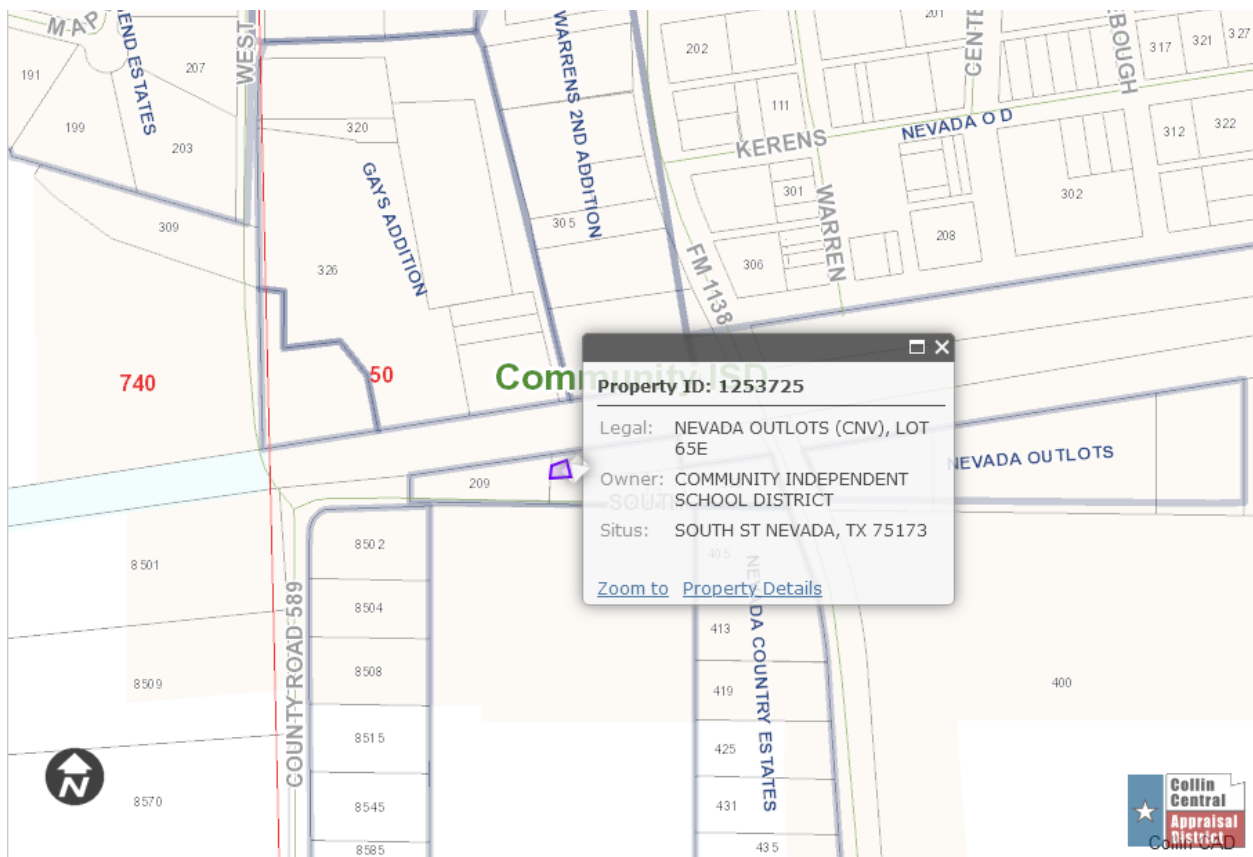
JUDGMENT AMOUNT: \$10,934.24

ADJUDGED VALUE: \$12,000.00

DATE BID OFF TO TAXING UNITS: February 7, 2017

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$0.00; Collin College: \$0.00; Community Ind.. School Dist.: \$0.00; City of Nevada: \$0.00; Court Costs: \$201.00

NOTES: May be smaller than the reported .37 acres; land locked - no street access; may have a water well of unknown status in it; has been off of the tax rolls since 2017



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

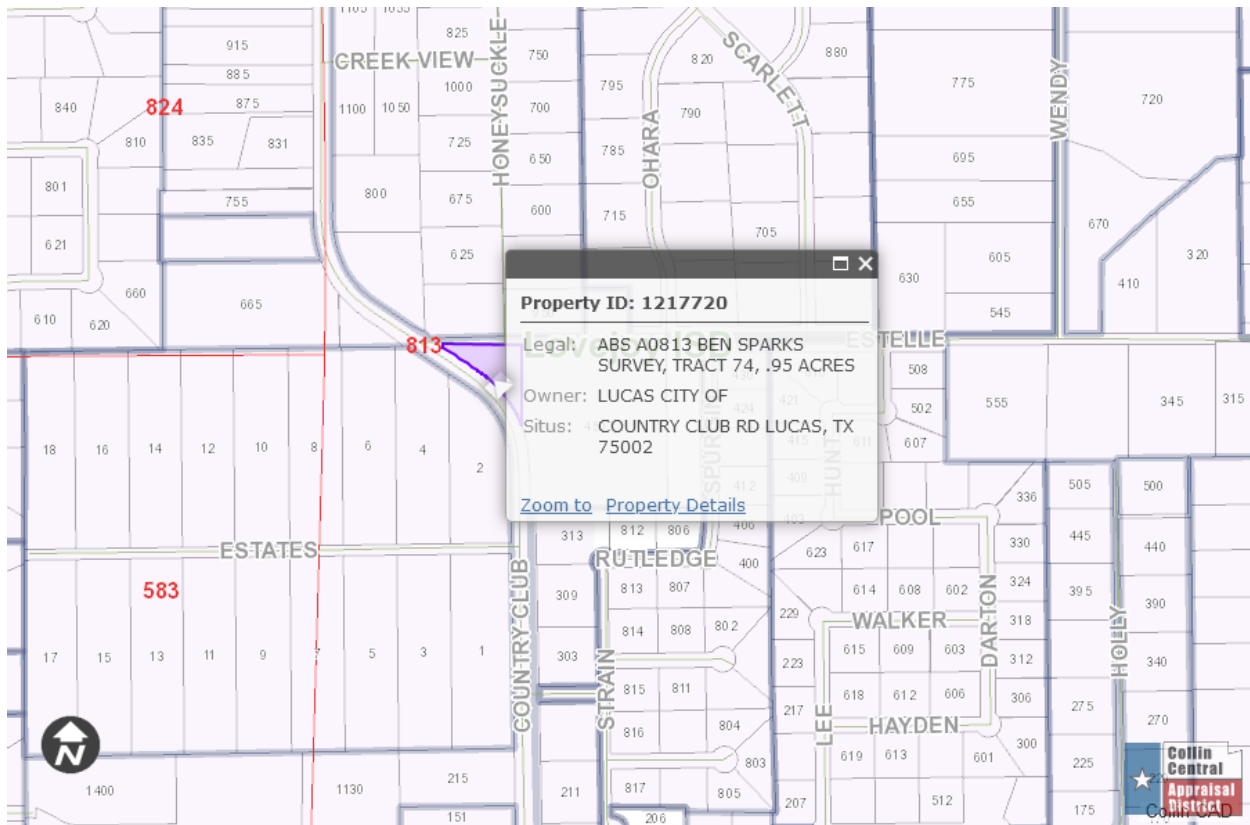
JUDGMENT AMOUNT: \$21,666.71

ADJUDGED VALUE: \$42,750.00

DATE BID OFF TO TAXING UNITS: December 5, 2017

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$2,721.04; Collin College: \$956.04; Lovejoy ISD: \$12,278.77; City of Lucas: \$2,847.15; Court Costs: \$2,697.00

NOTES: Has been off of the tax rolls since 2017



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

JUDGMENT AMOUNT: \$7,417.66

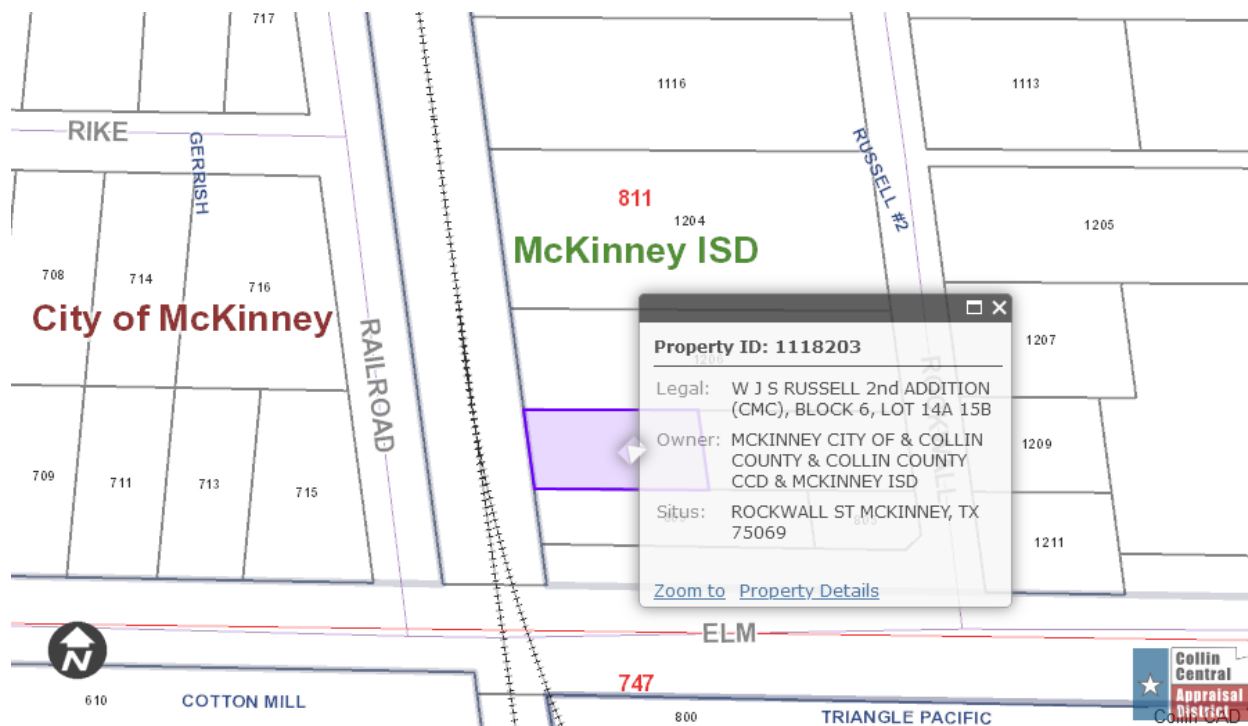
ADJUDGED VALUE: \$10,000.00

DATE BID OFF TO TAXING UNITS: December 5, 2017

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property

Tax Code): Collin County: \$0.00; Collin College: \$0.00; McKinney ISD: \$0.00; City of McKinney: \$0.00; Court Costs: \$1,050.50

NOTES: Small lot - approx. 50x100 per plat; no street access; has been off of the tax roll since 2017



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

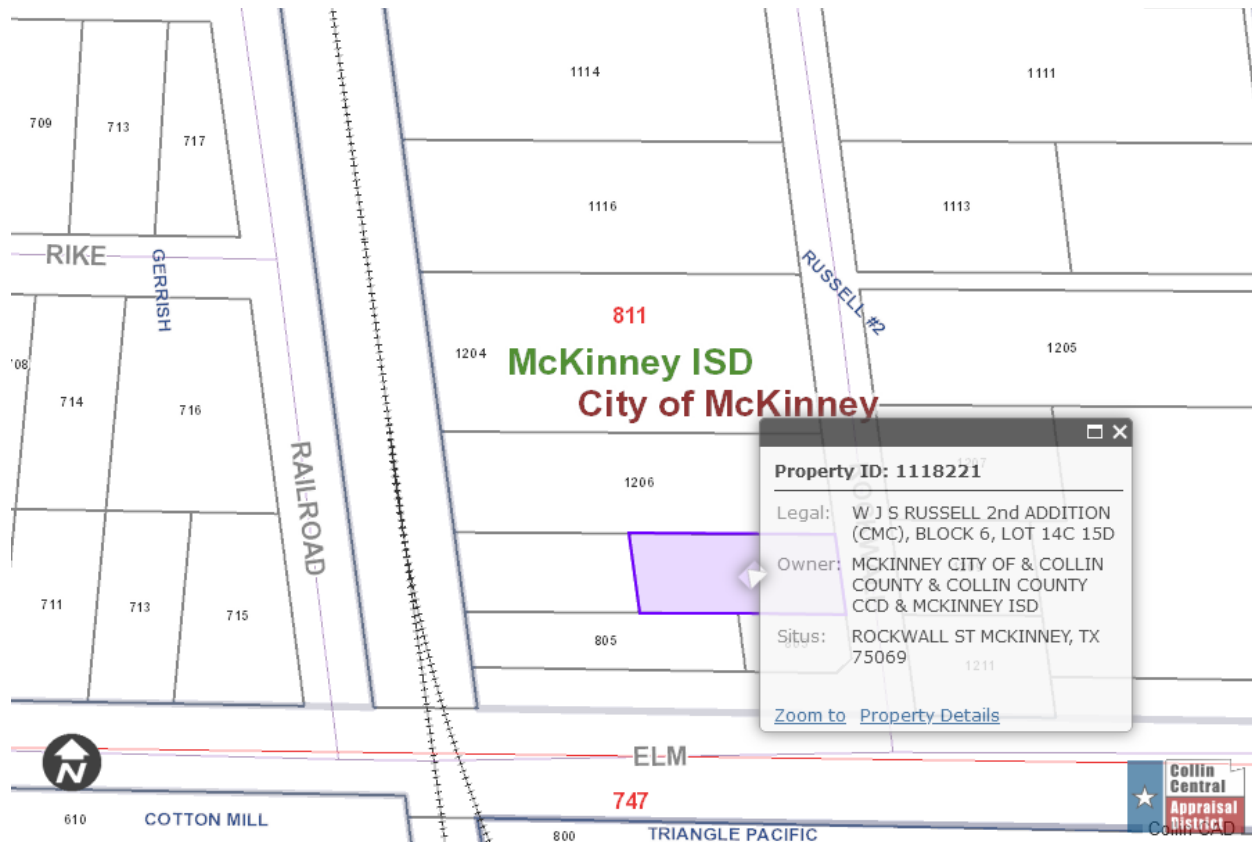
JUDGMENT AMOUNT: \$6,847.08

ADJUDGED VALUE: \$10,000.00

DATE BID OFF TO TAXING UNITS: December 5, 2017

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$0.00; Collin College: \$0.00; McKinney ISD: \$0.00; City of McKinney: \$0.00; Court Costs: \$1,050.50

NOTES: Small lot - approx. 50x100 per plat; has been off of the tax roll since 2017



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

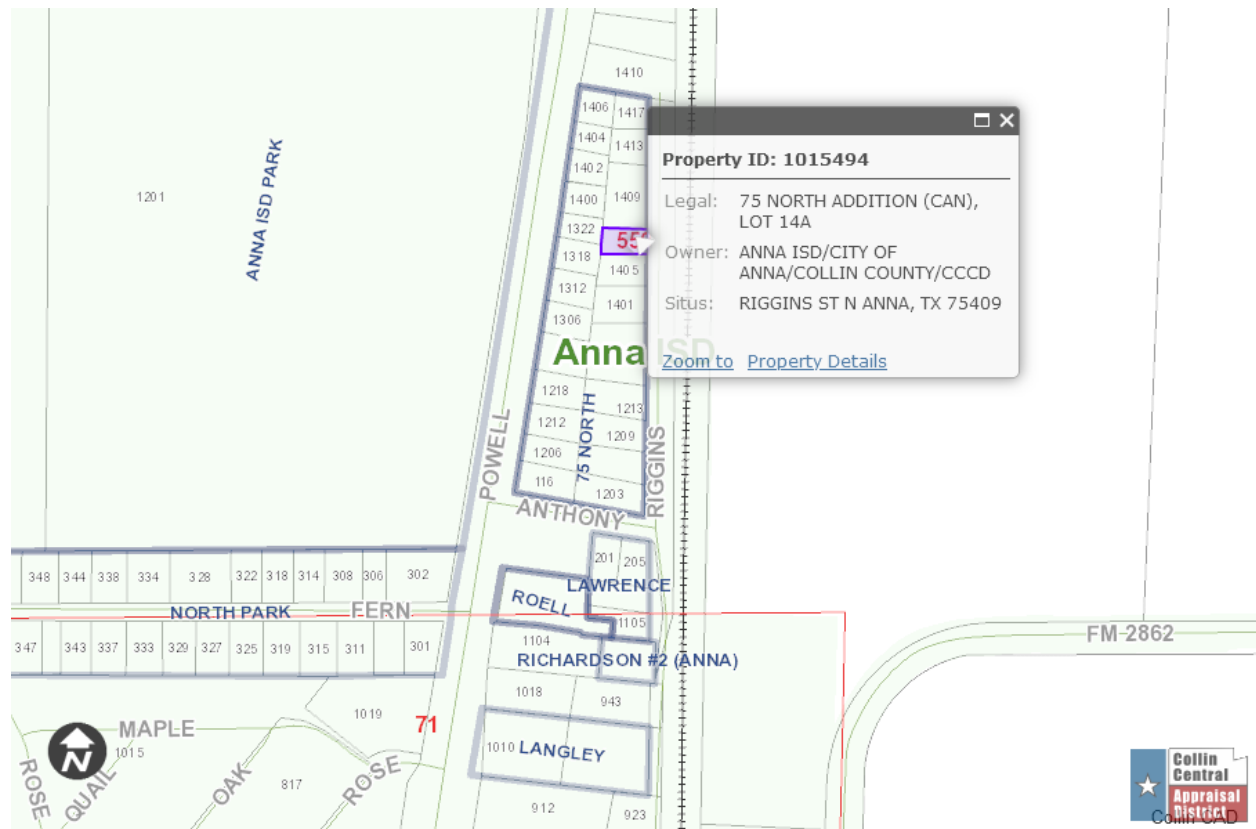
JUDGMENT AMOUNT: \$6,443.90

ADJUDGED VALUE: \$20,000.00

DATE BID OFF TO TAXING UNITS: June 5, 2012

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$1,438.19; Collin College: \$505.33; Anna ISD: \$9,145.90; City of Anna: \$3,214.58; Court Costs: \$1,196.00

NOTES: Has been off of the tax roll since 2012



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

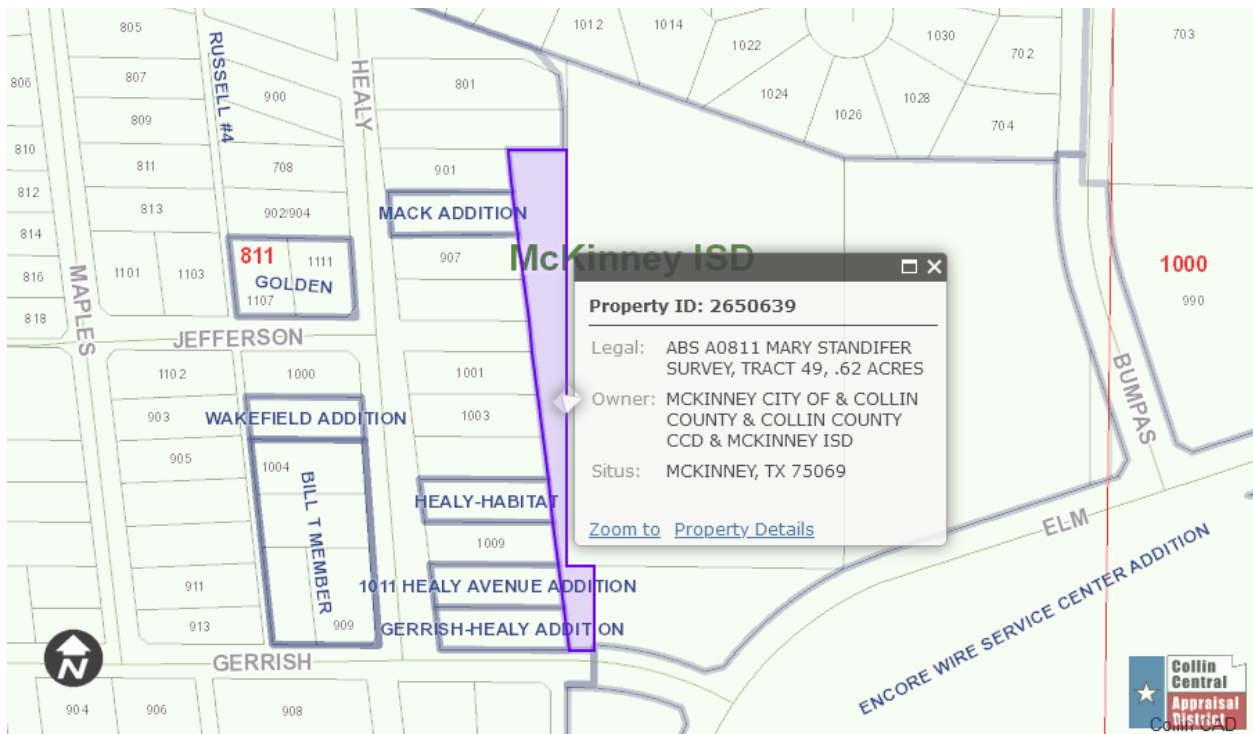
JUDGMENT AMOUNT: \$7,167.29

ADJUDGED VALUE: \$24,800.00

DATE BID OFF TO TAXING UNITS: May 3, 2011

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$0.00; Collin College: \$0.00; McKinney ISD: \$0.00; City of McKinney: \$0.00; Court Costs: \$1,100.00

NOTES: Very narrow, mostly triangle shaped tract between homes on Healy and the North Texas Municipal Water District property behind them; has been off of the tax roll since 2011



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

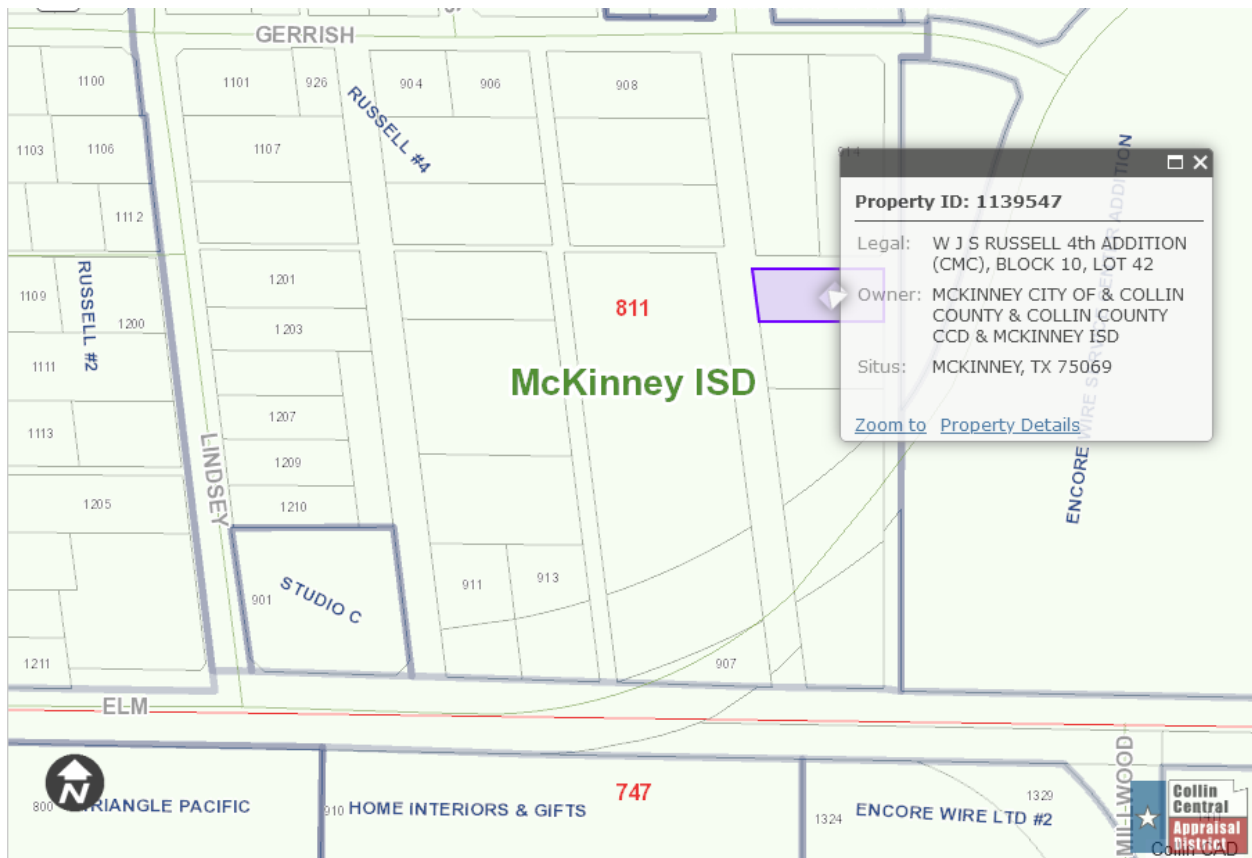
JUDGMENT AMOUNT: \$7,632.94

ADJUDGED VALUE: \$24,000.00

DATE BID OFF TO TAXING UNITS: August 3, 2010

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$518.49; Collin College: \$184.50; McKinney ISD: \$3,292.61; City of McKinney: \$1,251.80; Court Costs: \$3,454.60

NOTES: Has been off of the tax roll since 2010



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. R68380003701] 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

JUDGMENT AMOUNT: \$5,909.93

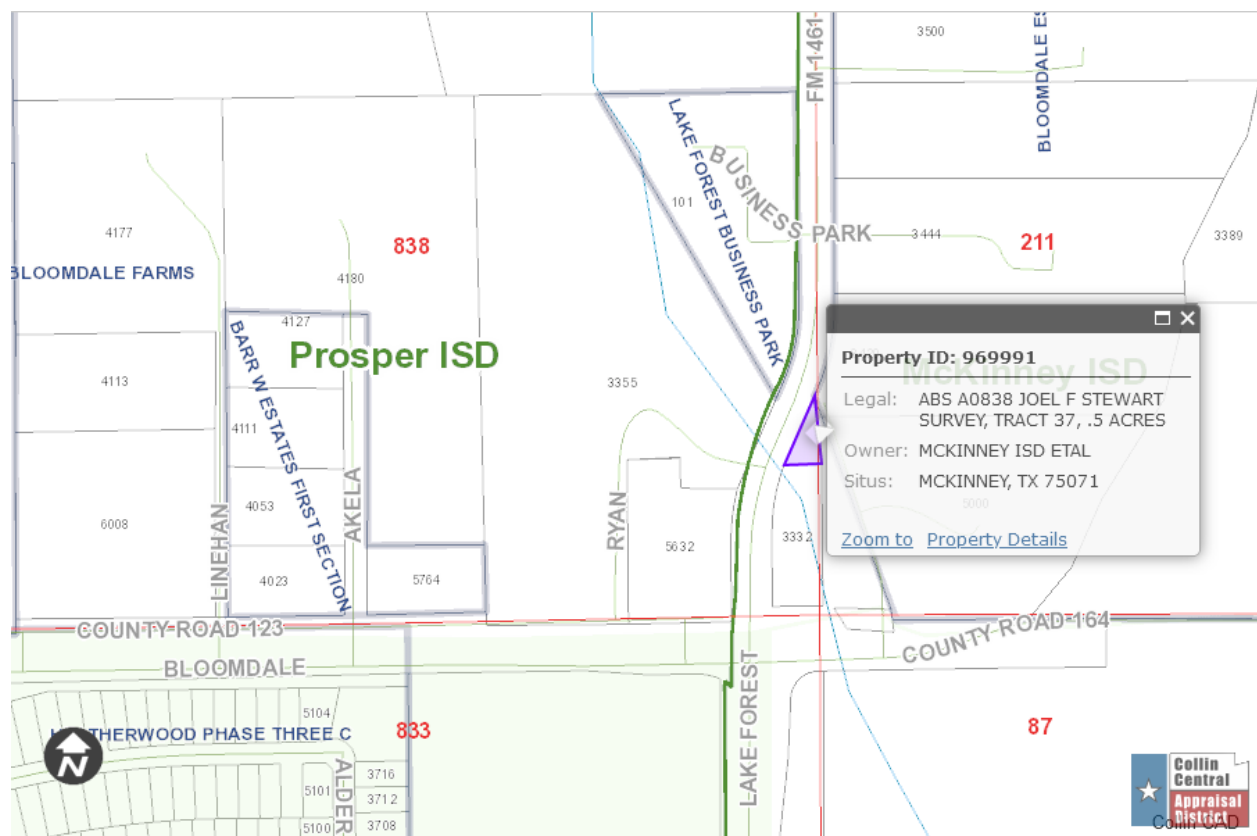
ADJUDGED VALUE: \$15,000.00

DATE BID OFF TO TAXING UNITS: October 6, 2009

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property

Tax Code): Collin County: \$0.00; Collin College: \$0.00; McKinney ISD: \$0.00; City of McKinney: \$0.00; Court Costs: \$2,005.00

NOTES: Has been off tax roll since 2009



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

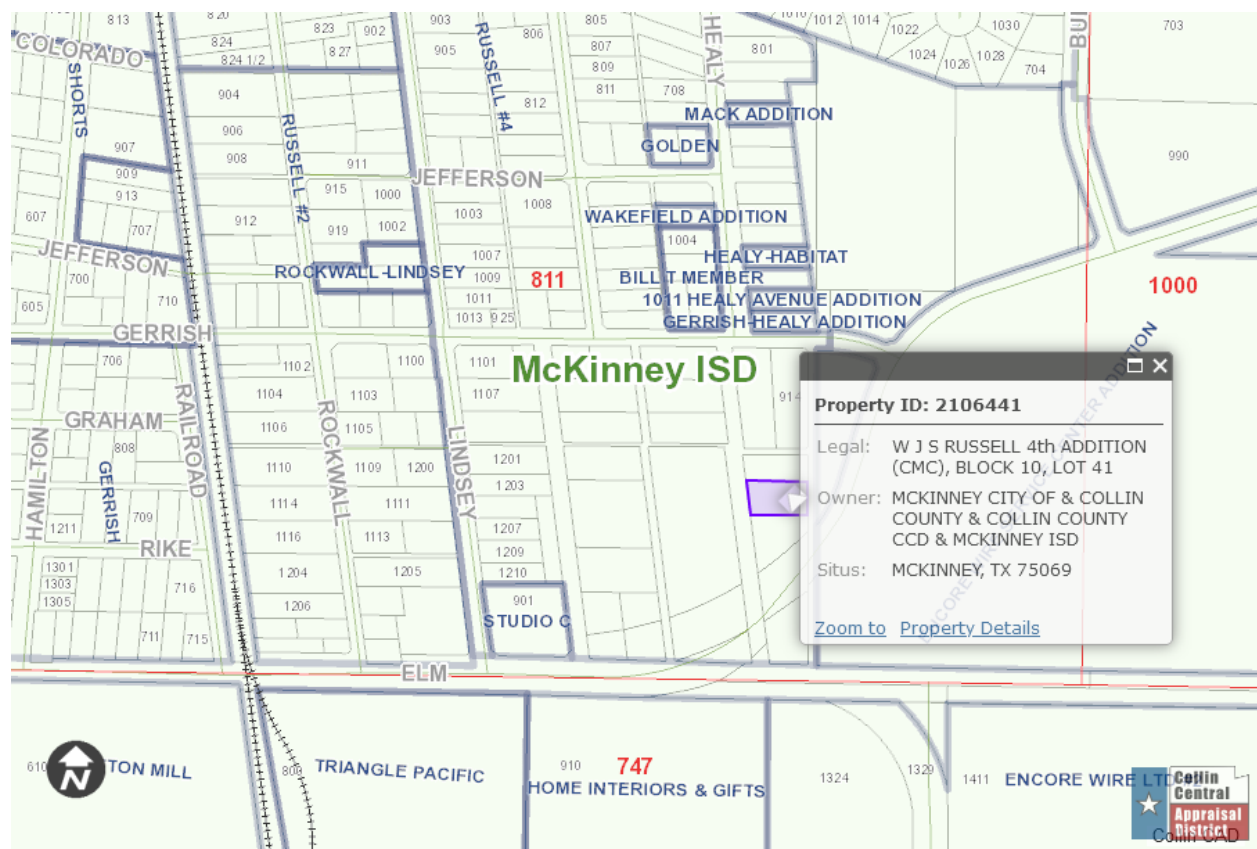
JUDGMENT AMOUNT: \$3,134.14

ADJUDGED VALUE: \$7,200.00

DATE BID OFF TO TAXING UNITS: September 1, 2009

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$536.04; Collin College: \$190.74; McKinney ISD: \$3,404.06; City of McKinney: \$1,294.16; Court Costs: \$1,375.00

NOTES: Has been off of tax roll since 2009



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

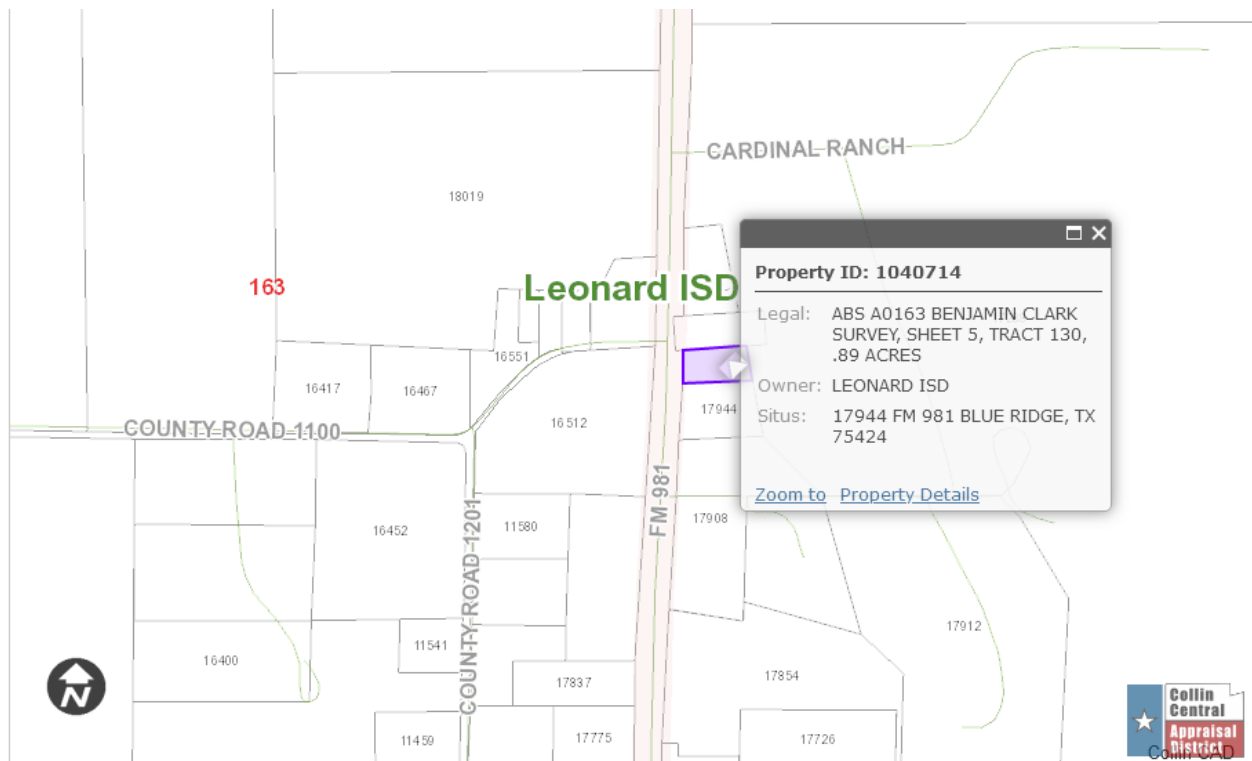
JUDGMENT AMOUNT: \$2,087.61

ADJUDGED VALUE: \$4,010.00

DATE BID OFF TO TAXING UNITS: August 4, 2009

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$3,973.38; Collin College: \$1,396.05; Leonard ISD: \$2,549.58; (No City): \$0.00; Court Costs: \$1,031.00

NOTES: Has been off of tax roll since 2009



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

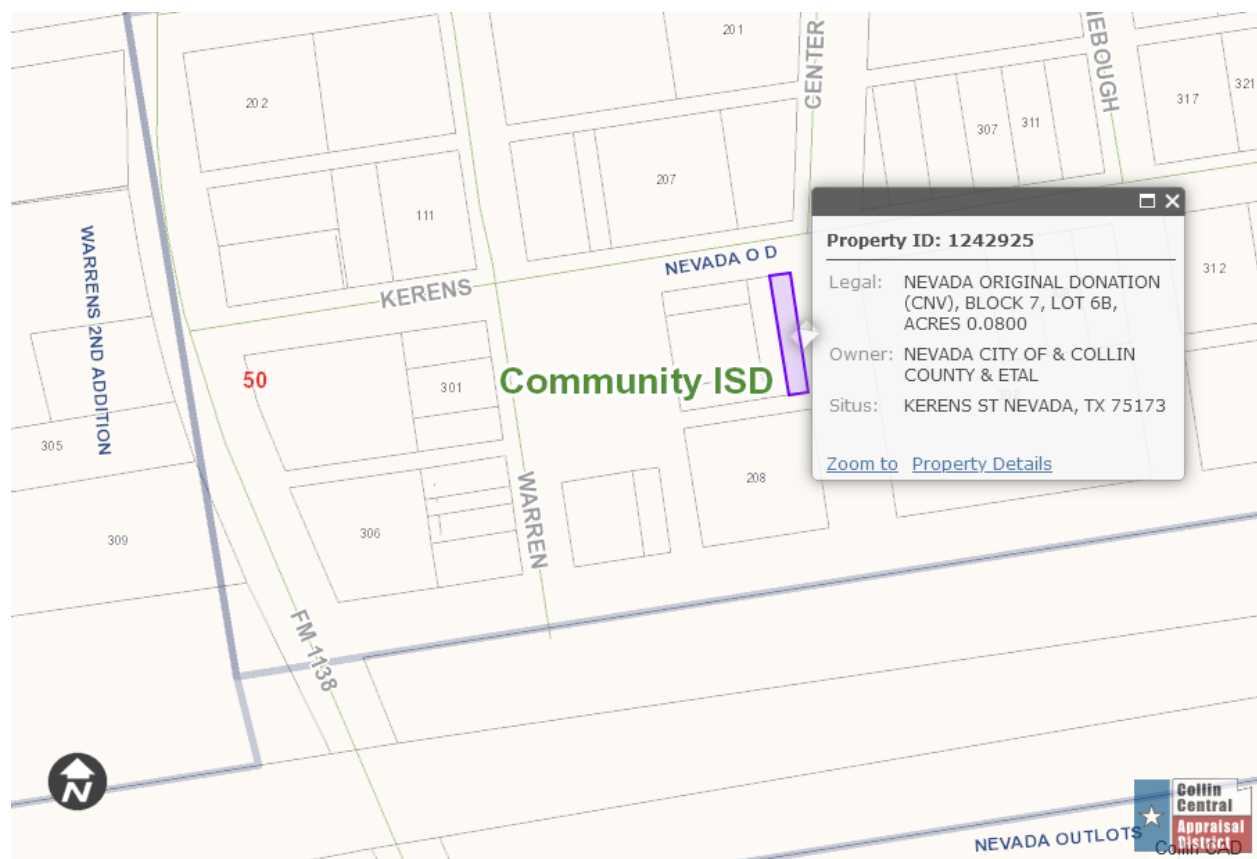
JUDGMENT AMOUNT: \$2,143.54

ADJUDGED VALUE: \$6,000.00

DATE BID OFF TO TAXING UNITS: February 2, 2006

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$730.34; Collin College: \$224.81; Community Ind.. School Dist.: \$3,949.65; City of Nevada: \$348.70; Court Costs: \$1,071.50

NOTES: Has been off of tax roll since 2006



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

JUDGMENT AMOUNT: \$6,446.12

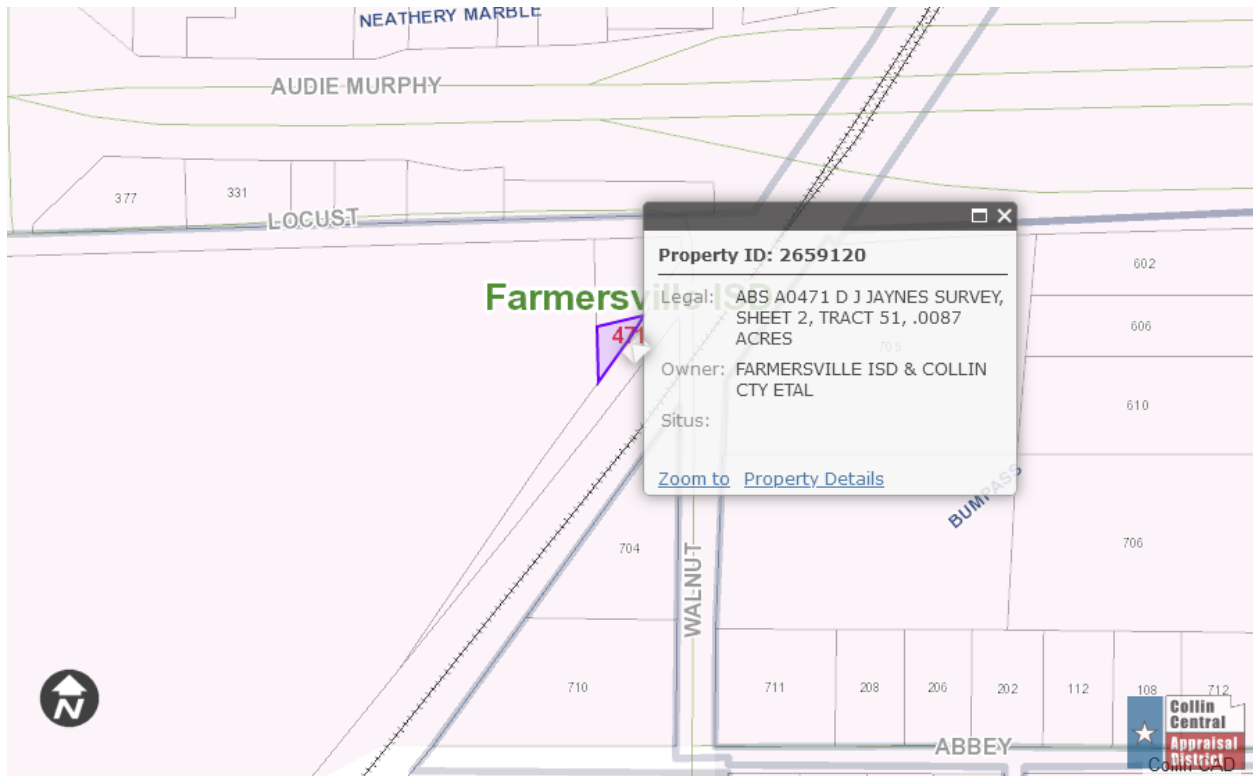
ADJUDGED VALUE: \$19,195.00

DATE BID OFF TO TAXING UNITS: February 1, 2005

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property

Tax Code): Collin County: \$0.00; Collin College: \$0.00; Farmersville ISD: \$0.00; City of Farmersville: \$0.00; Court Costs: \$200.00

NOTES: Only 379 sqft - triangle shape property; access may be limited; has been off of tax roll since 2005; per buyer "I intend on beautifying that property with an organic garden"



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

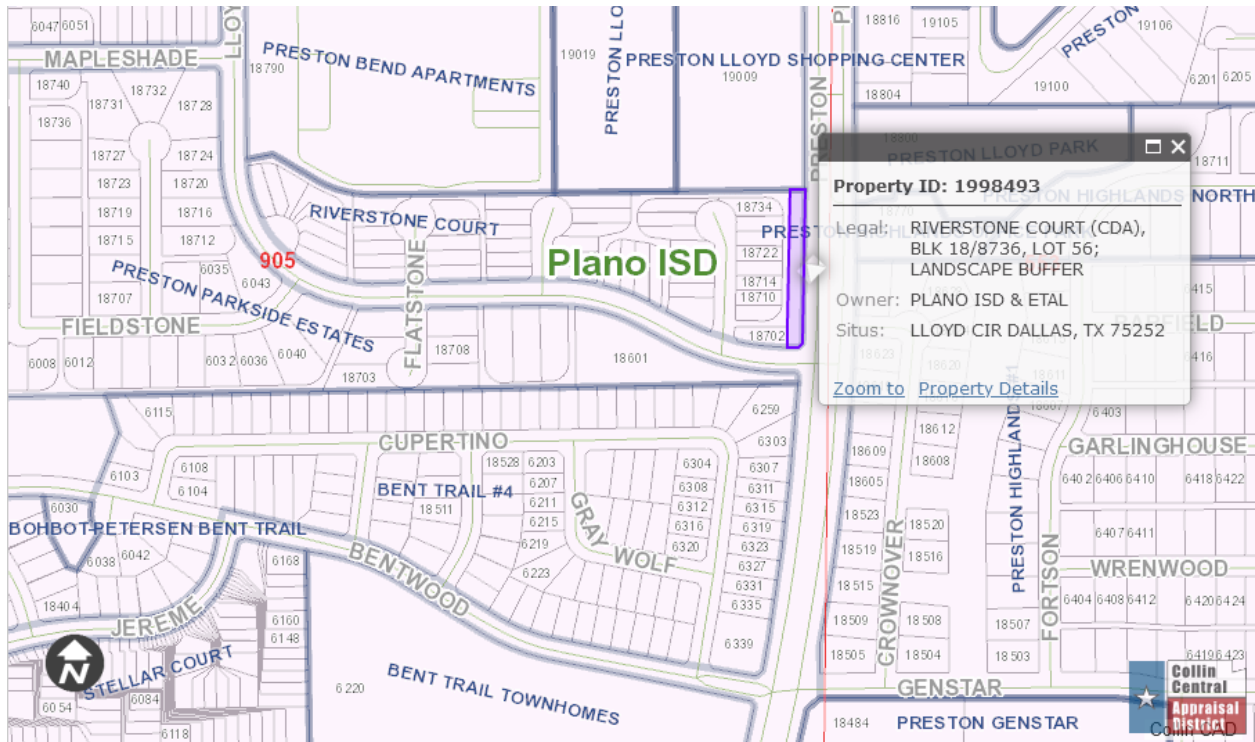
JUDGMENT AMOUNT: \$2,476.64

ADJUDGED VALUE: \$1,000.00

DATE BID OFF TO TAXING UNITS: December 7, 2004

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$0.00; Collin College: \$0.00; Plano ISD: \$0.00; City of Dallas: \$0.00; Court Costs: \$500.00

NOTES: Narrow landscape buffer on Preston and Lloyd in Dallas; has been off of tax roll since 2004



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

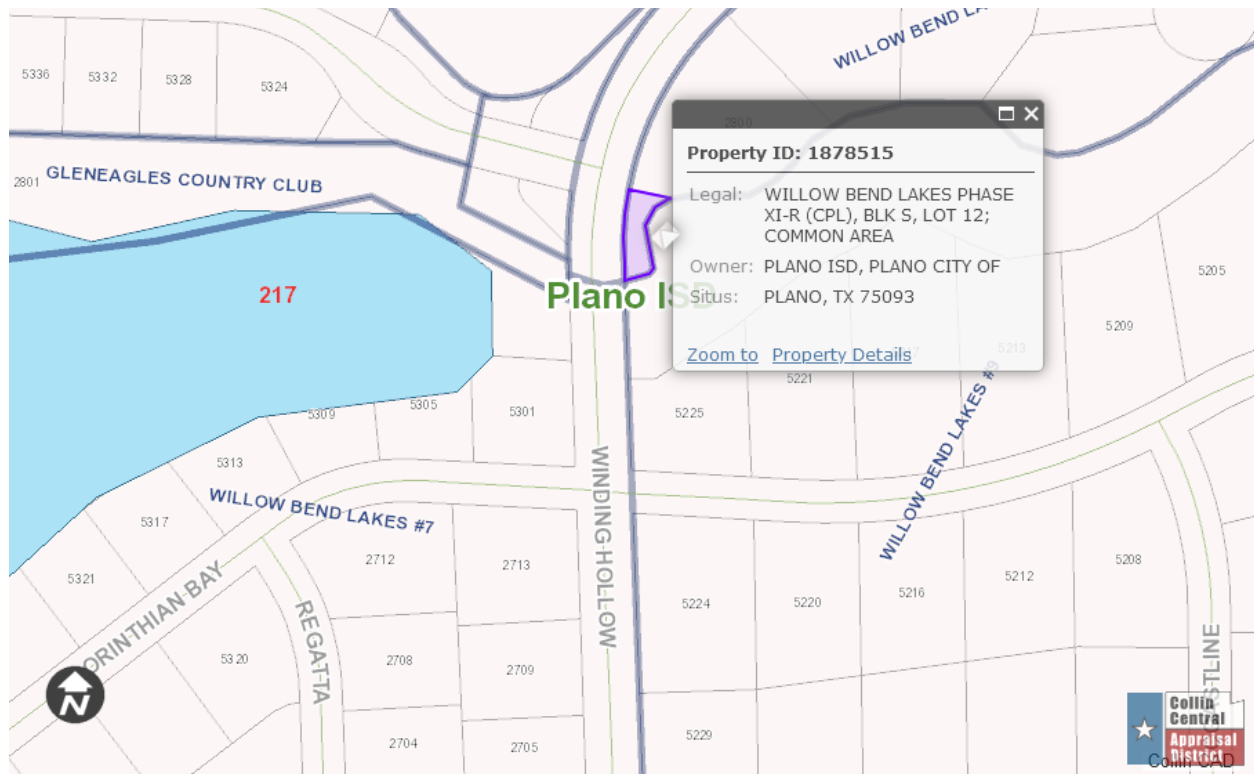
JUDGMENT AMOUNT: \$1,993.12

ADJUDGED VALUE: \$1,000.00

DATE BID OFF TO TAXING UNITS: November 2, 2004

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$0.00; Collin College: \$0.00; Plano ISD: \$0.00; City of Plano: \$0.00; Court Costs: \$600.00

NOTES: Odd shaped open space on Winding Hollow next to a floodway access easement in Plano; has been off of tax roll since 2004



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

JUDGMENT AMOUNT: \$2,354.92

ADJUDGED VALUE: \$7,000.00

DATE BID OFF TO TAXING UNITS: July 1, 2003

ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code): Collin County: \$943.85; Collin College: \$350.57; Farmersville ISD: \$5,621.58; Court Costs: \$134.00

NOTES: Has been off of tax roll since 2003

