

EST. 1876
1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069

5/22 Court
AI-54006
AI-54007

May 4, 2023

Bill Bilyeu
County Administrator
Collin County, Texas

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

Dear Bill,

We have received offers to purchase two properties that were previously bid off to the taxing units (the "Resale Properties"), including Collin County. These offers were the highest and best received for each property, and are more than the judgment amounts due. 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 County to consider these offers, and to formally give their 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 attached approval forms executed (sign and notarize) and returned to me. 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 – my direct telephone number is (214) 544-4061. It is an honor to serve the Collin County.

Respectfully yours,

A handwritten signature in blue ink that reads "Tracy A. Pounders". The signature is written in a cursive style with a long horizontal stroke at the end.

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

TRACT: 2

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

GRANTEE: Osiel Salinas, 900 Hart Rd., Fairview TX 75069

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: \$35,000.00

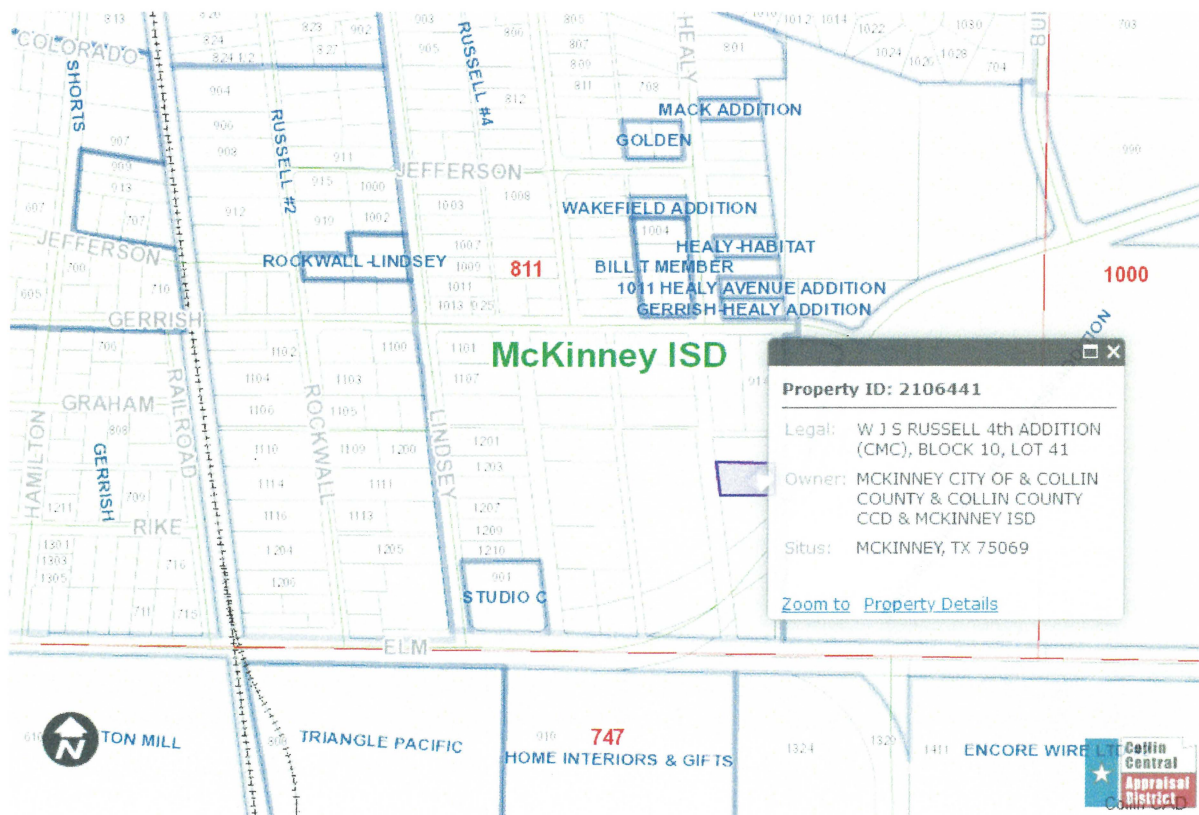
JUDGMENT AMOUNT: \$3,134.14

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: \$3260.94; Collin College: \$1160.35; McKinney ISD: \$20708.23; City of McKinney: \$7872.88; Court Costs: \$1,997.60.

NOTES: Has been off of tax roll since 2009



TRACT: 1

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

GRANTEE: Osiel Salinas, 900 Hart Rd., Fairview TX 75069

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: \$35,000.00

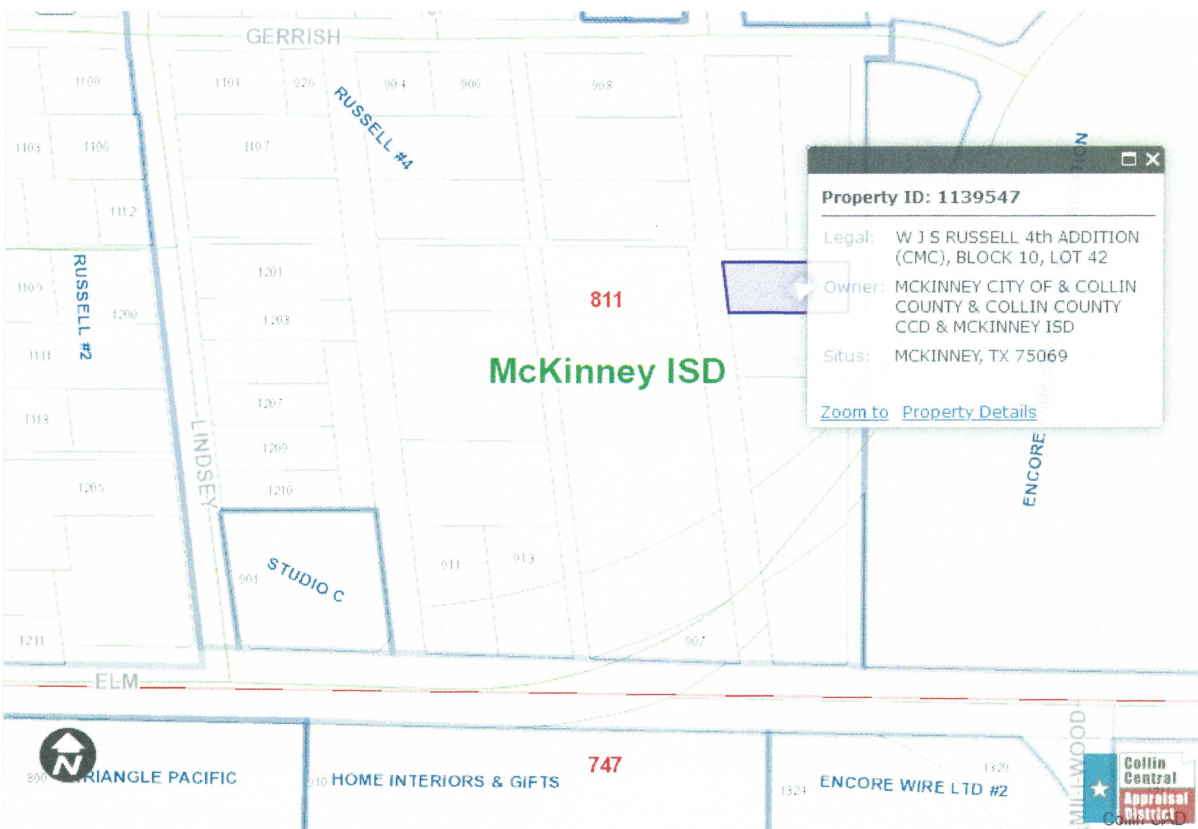
JUDGMENT AMOUNT: \$7,632.94

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: \$3024.69; Collin College: \$1,076.31; McKinney ISD: \$19,207.94; City of McKinney: \$7,302.57; Court Costs: \$4,388.49

NOTES: Has been off of the tax roll since 2010



Approval of Private Tax Sale Per Texas Property Tax Code Sec. 34.05(i)

Property Description Tract 1:
"W JS 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

Tract 2:
"W JS 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

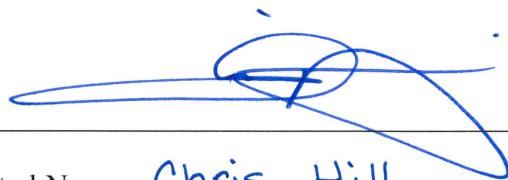
Grantor(s): Collin County, Collin County Community College District, City of McKinney, McKinney Independent School District

Grantee(s): Osiel Salinas, 900 Hart Rd., Fairview TX 75069

Sales Price \$70,000.00

Approved this 23RD day of MAY, 2023.

For Collin County, Texas

By 

Printed Name: Chris Hill

Printed Title: County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 23RD day of MAY, 2023 by CHRIS HILL

as the act and deed of the taxing unit so represented above.


Notary Public, State of Texas

