



ABERNATHY ROEDER  
BOYD HULLETT

EST. 1876

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069

December 30, 2024

Yoon Kim  
County Administrator  
Collin County, Texas

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

Dear Yoon,

We have received an offer to purchase one property that was previously bid off to the taxing units (the “Resale Property”) in February, 2024. The property at issue was struck off and conveyed to Collin County as trustee for itself, Collin College, the City of Celina and Prosper ISD. Texas Property Tax Code Section 34.05(h) authorizes the County to re-sell the property in its sole capacity if the statutory minimum bid has been offered – this requirement has been met so no other approvals will be required. We are asking for the Commissioners to consider this offer, and to formally give their consent to the resale if it desires to accept this offer.

Attached as Exhibit “A” is information relating to the pending 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 Grantee)
- 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 (as specified in the Tax Code)
- Notes relating to the property
- The location of the property on a map (per the online interactive maps of the Collin Central Appraisal District)

If the Commissioners consent to this private resale please have the County Judge execute the attached deed.

Yoon Kim  
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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 you and 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: 1**

**GRANTOR(S)**: Collin County as Trustee for itself, Collin County Community College District, City of Celina, Prosper Independent School District

**GRANTEE**: Yossi Barazani, 4728 Sundance Dr., Plano TX 75024

**PROPERTY DESCRIPTION**: Located in Celina, Collin County, Texas: "OXFORD FARMS ADDITION (CCL), LOT 10" [Collin Co. Tax Office Acct. No. R307200001001, Collin CAD #2017771] 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. 471-06762-2021– Prosper ISD et al v RF220871656US Trust, for judgment years 2020-2022.

**SALES PRICE**: \$49,000.00

**JUDGMENT AMOUNT**: \$29,271.75

**ADJUDGED VALUE**: \$258,600.00

**DATE BID OFF TO TAXING UNITS**: February 2, 2024

**ANTICIPATED DISTRIBUTION OF PROCEEDS (as required by the Texas Property Tax Code)**: Collin County: \$3,290.14; Collin College: \$1,673.54; Prosper ISD: \$28,766.28; City of Celina: \$12,513.43; Costs: \$2,756.61.

**NOTES**: Purchaser is an adjoining landowner (West of Tract 1, 8280 Falcon Ct, "Go Home Realty, LLC" – purchaser is owner/Manager of the LLC). Purchaser was the sole bidder on the property (bid met or exceeded the statutory minimum) at the February, 2024 tax sale but was unable to complete the transaction at that time - he has requested that he be permitted to complete the purchase by private sale. Purchaser's current offer exceeds the judgment amount plus the 2024 taxes that are due but not delinquent.

