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+ATTORNEY - MEDIATOR



August 4, 2014

Mr. Ralph Hall
4800 Preston Park Blvd.
Courtyard Center, Room A400
Plano, Texas 75093

Re: Offer from Alex Camacho to purchase
402 N. McDonald Street, McKinney TX

Dear Mr. Hall:

Alex Camacho has offered to purchase 402 N. McDonald Street, McKinney, Texas (BEING LOT 782C AND 783C OF THE MCKINNEY OUTLOTS ADDITION, aka 402 N. MCDONALD ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 423, PAGE 14 OF THE COLLIN COUNTY DEED RECORDS) for \$14,000.00.

This property was sold at a Sheriff's Sale on March 4, 2014 pursuant to delinquent tax collection suit number 380-00980-98. There were no bidders and the property was struck off to the City of McKinney for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$17,489.00. The property was struck off for the assessed value in the judgment, \$18,822.00.

Pursuant to the Texas Property Tax Code the post-sale maintenance, court costs and costs of sale 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 \$3,929.60. A breakdown of amounts each taxing entity will receive is enclosed.

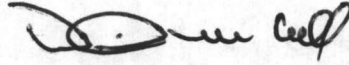
In addition, the City has a demolition lien on the property which will be extinguished by this sale. Pursuant to the Texas Property Tax Code, this lien is only paid if there are excess proceeds after all entities are paid the full amount of taxes due.

If all taxing jurisdictions agree to accept \$20,000.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed.

If your entity decides to accept this offer, enclosed for execution is a Special Warranty Deed 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,

A handwritten signature in black ink, appearing to read "David McCall". The signature is fluid and cursive, with a large initial "D" and a distinct "M" and "C".

David McCall

Enclosure

Distribution of Proceeds

402 N. McDonald St., McKinney, Texas

R-0926-000-782C-1

Cause no.: 380-00980-98

Judgment date: October 14, 1999

Sheriff's sale: March 4, 2014

Judgment amounts:	City	\$5,588.93
	County	\$1,279.59
	CCCCD	\$515.49
	MISD	<u>\$9,871.11</u>
	Total	\$17,255.12

Court costs: \$1,607.66

Constable's fees for sale: \$1,805.29

Publication fees for sheriff's sale, paid by Gay & McCall \$391.65

City of McKinney Demolition Lien: \$4,323.58

Resale price: \$14,000.00

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$1,607.66	Court costs
2. Constable Shane Williams	\$1,805.29	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$391.65	Publication fee paid by law firm
4. City of McKinney	\$125.00	Post Sale Maintenance/Administrative Fee
5. Collin County Tax Assessor	<u>\$10,070.40</u>	\$5,760.96 for MISD; \$3,261.80 for City; \$746.79 for County.; \$300.85 for CCCCCD
Total	\$14,000.00	

SPECIAL WARRANTY DEED

Date: _____, 2014

Grantor: MCKINNEY INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and CITY OF MCKINNEY

Grantor's Mailing Address (including county):

1 Duvall St.
McKinney, Texas 75069
Collin County

Grantee: Alex Camacho

Grantee's Mailing Address (including county):

1605 N. College St.
McKinney, TX 75069
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same

or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

The intent of this Special Warranty Deed is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 380-00980-98 in the 380th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

McKINNEY INDEPENDENT SCHOOL DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2014, by _____, _____ of the McKinney Independent School District as the act and deed of said McKinney Independent School District.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

COLLIN COUNTY, TEXAS

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2014, by _____, _____ of Collin County, Texas as the act and deed of said Collin County, Texas.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2014, by _____,

_____ of the Collin County Community College District as the act and deed of said Collin County Community College District.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

CITY OF MCKINNEY

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2014, by _____, _____ of the City of McKinney as the act and deed of said City of McKinney.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

BEING LOT 782C AND 783C OF THE MCKINNEY OUTLOTS ADDITION, aka 402 N. MCDONALD ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 423, PAGE 14 OF THE COLLIN COUNTY DEED RECORDS.