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+ATTORNEY - MEDIATOR



May 7, 2014

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

Re: Offer from Earl Holloway to purchase
2648 Casey's Trl., McKinney, Texas

Dear Mr. Hall:

Earl Holloway has offered to purchase 2648 CASEY'S TRL. (BEING LOT 39, WINDMILL ESTATES ADDITION, aka 2648 CASEY'S TRL., COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1387, PAGE 583 OF THE COLLIN COUNTY DEED RECORDS) for \$7,800.00.

This property was sold at a Sheriff's Sale on November 3, 2009 pursuant to delinquent tax collection suit number 429-01602-2008. There were no bidders and the property was struck off to the Collin County Community College District for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$21,200.00. The property was struck off for the total judgment amount, \$20,349.11 which includes taxes, penalties and interest, road assessment lien, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code the 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 \$6,955.90. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the County has a road assessment 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 \$7,800.00 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 prominent loop at the end.

David McCall

Enclosure

Distribution of Proceeds

2648 Casey's Trl., Collin County, Texas

R-0645-000-0390-1

Cause no.: 429-01602-2008

Judgment date: July 31, 2009

Sheriff's sale: November 3, 2009

Judgment amount:	County	\$470.96
	CCCCD	\$168.16
	MISD	<u>\$3,439.81</u>
	Total	\$4,078.93

Court costs: \$5,378.30

Constable's fees for sale: \$1,338.35

Publication fees for sheriff's sale, paid by Gay & McCall: \$239.25

Collin County Road Assessment Lien: \$7,451.43

Resale price: \$7,800.00

(Pursuant to the Property Tax Code, costs are paid first, with the remainder distributed pro rata to the taxing jurisdictions.)

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$5,378.30	Court costs
2. Constable	\$1,338.35	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$239.25	Publication fees paid by law firm
4. Collin County Tax Assessor	<u>\$844.10</u>	\$711.84 for MISD; \$97.46 for Co.; \$34.80 for CCCCCD
Total	\$7,800.00	