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+ATTORNEY - MEDIATOR

November 24, 2014

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

Re: Offer from Chris Coster to purchase
Lots 42 & 43 of the Windmill Estates Addition

Dear Mr. Hall:

Chris Coster has offered to purchase **Lot 42** of the Windmill Estates Addition (BEING LOT 42, WINDMILL ESTATES ADDITION, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 4370, PAGE 1115 OF THE COLLIN COUNTY DEED RECORDS) and **Lot 43** of the Windmill Estates Addition (BEING LOT 43, WINDMILL ESTATES ADDITION, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 4370, PAGE 1115 OF THE COLLIN COUNTY DEED RECORDS) for a total of \$16,000. Collin College previously approved a sale of Lot 42, with Lots 49 & 50 to Earl Holloway for \$19,500; however, McKinney Independent School District rejected that offer. McKinney ISD has approved the offer from Mr. Coster.

This property was sold at a Sheriff's Sale on August 7, 2007 pursuant to delinquent tax collection suit number 416-01515-06. 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 properties' most recent value according to the Appraisal District are Lot 42, \$24,800.00 and Lot 43, \$24,800.00. The properties were struck off for the total judgment amount, \$52,410.87, which includes taxes, penalties and interest, road assessment liens, 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 \$6,847.18. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the County has a road assessment lien on each 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 \$16,000.00 for these properties, the properties 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", written in a cursive style.

David McCall

Enclosure

Distribution of Proceeds

Lots 42 & 43 of the Windmill Estates Addition, Collin County, Texas

R-0645-000-0420-1

R-0645-000-0430-1

Cause no.: 416-01515-06

Judgment date: March 27, 2007

Sheriff's sale: August 7, 2007

Judgment amount:	County	\$2,304.00
R-0645-000-0420-1	CCCCD	\$920.07
	MISD	<u>\$13,654.31</u>
	Total	\$16,878.38

Judgment amount:	County	\$1,844.06
R-0645-000-0430-1	CCCCD	\$718.87
	MISD	<u>\$11,641.12</u>
	Total	\$14,204.05

Court costs: \$1,947.50

Constable's fees for sale: \$4,739.52

Publication fees for sheriff's sale, paid by Gay & McCall: \$160.20

Collin County Road Assessment Liens: \$14,481.22

Resale price: \$12,000.00

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$1,947.50	Court costs
2. Constable Paul Elkins	\$4,739.52	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$160.20	Publication fees paid by law firm.
4. Collin County Tax Assessor	<u>\$9,152.78</u>	\$7,404.44 for MISD; \$1,249.41 for Co.; \$498.93 for CCCCCD
Total	\$16,000.00	