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+ATTORNEY - MEDIATOR

November 8, 2013

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

Re: Offer from McKinney Independent School District to purchase
1402 Anthony Street, McKinney, Texas

Dear Mr. Hall:

McKinney Independent School District has offered to purchase 1402 Anthony Street, McKinney, Texas (BEING LOT 44, BLOCK 12, OF THE RUSSELL #3 ADDITION, aka 1402 ANTHONY ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS) for \$18,500. Collin County has previously accepted an offer on this property for \$18,100 from Kevin and Angie Bell. However, the McKinney ISD has not accepted that offer. The ISD has determined that the property would be ideal for their building and trades program and wishes to purchase it outright from the other taxing entities.

This property was sold at a Sheriff's Sale on August 4, 2009 pursuant to delinquent tax collection suit number 416-02560-06. 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 \$22,500.00. The property was struck off for the total judgment amount, \$22,994.52, which includes taxes, penalties and interest, costs of court, demolition lien 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 \$4,815.96. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the City has a demolition lien in the amount of \$3,998.97 on the property. The City will be paid \$462.50 from the proceeds of the sale. The remainder of the lien will be extinguished by this sale after a distribution of \$462.50. 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 \$18,500.00 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 to me so that I may finalize the transaction.

Sincerely,

A handwritten signature in black ink, appearing to read "D. McCall". The signature is stylized with a large, looped initial "D" and a cursive "McCall".

David McCall

Enclosure

Distribution of Proceeds

1402 Anthony Street, Russell #3 Addition, Block 12, Lot 44, McKinney, Texas

R-0939-012-0440-1

Cause no.: 416-2560-06

Judgment date: January 29, 2008

Sheriff's sale: August 4, 2009

Judgment amount:	City	\$2,954.84
	County	\$1,268.34
	CCCCD	\$464.56
	MISD	<u>\$7,093.60</u>
	Total	\$11,781.34

City of McKinney demolition amount: \$3,998.97

Court costs: \$3,204.20

Constable's fees for sale: \$1,381.51

Publication fees for sheriff's sale, paid by Gay & McCall \$230.25

Resale price: \$18,100.00

(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	\$3,204.20	Court costs
2. Constable Paul Elkins	\$1,381.51	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$230.25	Publication fees paid by law firm.
4. City of McKinney	\$462.50	Demolition Lien
4. Collin County Tax Assessor	<u>\$13,221.54</u>	\$7,986.86 for MISD; \$3,299.29 for City; \$1,416.70 for Co.; \$518.69 for CCCCD
Total	\$18,500.00	