

LAW OFFICES  
**GAY, MCCALL, ISAACKS, GORDON & ROBERTS, P.C.**

A PROFESSIONAL CORPORATION

JOHN E. GAY  
DAVID MCCALL +  
LEWIS L. ISAACKS ♦+  
SYDNA H. GORDON  
WILLIAM J. ROBERTS +  
JENNIFER T. PETTIT  
J. DOUGLAS BURNSIDE  
JENNIFER EDMONDSON  
ERIN MINETT  
DUSTIN L. BANKS  
M. SHANNON KACKLEY

777 E. 15<sup>TH</sup> STREET  
PLANO, TEXAS 75074  
(972) 424-8501 • Fax (972) 422-9322

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION

+ATTORNEY - MEDIATOR



December 4, 2014

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

Re: Offer from Glen Killian to purchase  
1102 S. Railroad St., McKinney, Texas

Dear Mr. Hall:

Glen Killian has offered to purchase 1102 S. Railroad St., McKinney, Collin County, Texas (BEING LOT 5A & 6A, BLOCK 5, GERRISH ADDITION, aka 1102 S. RAILROAD ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 388, PAGE 250, OF THE COLLIN COUNTY DEED RECORDS) for \$16,500.00.

This property was sold at a Sheriff's Sale on August 4, 2009 pursuant to delinquent tax collection suit number 296-01579-2008. 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 \$14,400.00. The property was struck off for the total judgment amount, \$16,233.86, which includes taxes, penalties and interest, demolition lien, costs of court, and costs of sale.

As the offer is for more than the minimum bid at the Sheriff's Sale, all amounts due under the judgment will be paid. A breakdown of amounts each taxing entity will receive is enclosed.

If any taxing jurisdictions agree to accept \$16,500.00 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 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 loop at the beginning and a long, sweeping tail.

David McCall

Enclosure

Distribution of Proceeds

1102 S. Railroad St., McKinney, Texas

R0889005005A1

Cause no.: 296-01579-2008

Judgment date: April 27, 2009

Sheriff's sale: August 4, 2009

Judgment amounts:	City	\$1,342.29
	County	\$584.89
	CCCCD	\$209.72
	MISD	<u>\$4,338.06</u>
	Total	\$6,474.96

Court costs: \$2,719.03

Constable's fees for sale: \$1,115.60

Publication fees for sheriff's sale, paid by Gay & McCall \$244.50

Demolition Lien: \$5,472.14

Resale price: \$16,500.00

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$2,719.03	Court costs
2. Constable Shane Williams	\$1,115.60	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$244.50	Publication fee paid by law firm
4. City of McKinney	\$5,597.14	Demolition Lien
5. Collin County Tax Assessor	<u>\$6,823.73</u>	\$4,571.73 for MISD; \$1,414.59 for City; \$616.39 for County.; \$221.02 for CCCCCD
Total	\$16,500.00	