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October 7, 2015

Mr. Kenneth Lynn  
3452 Spur 399  
McKinney, TX 75069

Re: Offer from Gene Grimes to purchase  
808 Fitzhugh St., McKinney, Texas

Dear Mr. Lynn:

Gene Grimes has offered to purchase 808 Fitzhugh St., McKinney, Collin County, Texas (LOTS 4 & 5B, BLOCK 3, IN THE FITZHUGH ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN INSTRUMENT NO. 20080307000273730 IN THE DEED RECORDS OF COLLIN COUNTY TEXAS) for \$10,000.00.

This property was sold at a Sheriff's Sale on December 4, 2012 pursuant to delinquent tax collection suit number 401-03872-2011. There were no bidders and the property was struck off to the McKinney ISD 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, \$12,921.92, which includes taxes, penalties and interest, 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 2,663.17. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$10,000.00 for the property, the property may be sold for that amount.

If you agree to accept this offer, please sign the attached sheet and return to our office in the enclosed envelope. If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,



David McCall

Enclosure

Distribution of Proceeds

808 Fitzhugh St., McKinney, Texas

R088400300401

Cause no.: 401-03872-2011

Judgment date: 8/30/2012

Sheriff's sale: 12/4/2012

Judgment amounts:	City	\$1,136.15
	County	\$467.51
	CCCCD	\$167.47
	MISD	<u>\$2,980.57</u>
	Total	\$4,751.7

Court costs: \$810.75

Constable's fees for sale: \$126.00

Publication fees for sheriff's sale, paid by Gay & McCall \$349.65

Demolition Lien: \$5,507.05

Resale price: \$10,000.00

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$810.75	Court costs
2. Constable Shane Williams	\$126.00	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$349.65	Publication fee paid by law firm
4. Collin County Tax Assessor	<u>\$8,713.60</u>	\$5,465.72 for MISD; \$2,083.45 for City; \$857.31 for County; \$307.12 for CCCCCD
Total	\$10,000.00	

PRIVATE BID ON R088400300401; 401-03872-2011

PLEASE SIGN IF AGREED AND HAVE A WITNESS SIGN.

COLLIN COUNTY, TEXAS

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

WITNESS

\_\_\_\_\_

\_\_\_\_\_  
PRINT NAME