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+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
717 Rike Street, McKinney, Texas

Dear Mr. Hall:

Glen Killian has offered to purchase 717 Rike Street, McKinney, Collin County, Texas (BEING LOTS 13 AND 14, BLOCK 5, GERRISH ADDITION, aka 717 RIKE ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN VOLUME 3740, PAGE 254 IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS) for \$26,000.00.

This property was sold at a Sheriff's Sale on October 2, 2012 pursuant to delinquent tax collection suit number 401-03852-2011. 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 \$18,000.00. The property was struck off for the total judgment amount, \$25,529.67, 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 \$26,000.00 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 written in a cursive style with a large initial "D" and a long, sweeping underline.

David McCall

Enclosure

Distribution of Proceeds

717 Rike Street, McKinney, Texas

R088900501301

Cause no.: 401-03852-2011

Judgment date: June 14, 2012

Sheriff's sale: October 2, 2012

Judgment amounts:	City	\$1,356.97
	County	\$581.65
	CCCCD	\$208.10
	MISD	<u>\$6,303.48</u>
	Total	\$8,450.20

Court costs: \$3,590.24

Constable's fees for sale: \$1,579.79

Publication fees for sheriff's sale, paid by Gay & McCall \$355.95

Demolition Lien: \$11,324.94

Resale price: \$26,000.00

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$3,590.24	Court costs
2. Constable Shane Williams	\$1,579.79	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$355.95	Publication fee paid by law firm
4. City of McKinney	\$11,449.94	Demolition Lien
5. Collin County Tax Assessor	<u>\$9,024.08</u>	\$6,731.57 for MISD; \$1,449.13 for City; \$621.15 for County.; \$222.23 for CCCCCD
Total	\$26,000.00	