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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
916 N. Church Street, McKinney, Texas

Dear Mr. Hall:

McKinney Independent School District has offered to purchase 916 N. Church Street, McKinney, Texas (BEING LOT 81A, BLOCK 12, OF COLEMAN ADDITION, aka 916 N. CHURCH ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN INSTRUMENT 20080313000302670 OF THE COLLIN COUNTY DEED RECORDS) for \$19,000. The Collin County Community College District has previously accepted an offer on this property for \$18,870.97 from Frank Viola. 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 2, 2011 pursuant to delinquent tax collection suit number 296-05203-2009. 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 \$28,000.00. The property was struck off for the total judgment amount, \$18,870.97, which includes taxes, penalties and interest, costs of court, demolition lien 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 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 horizontal stroke.

David McCall

Enclosure

Distribution of Proceeds

916 N. Church St., Coleman Addition, Block 12, Lot 81A, McKinney, Texas

R-0869-012-0810-1

Cause no.: 296-05203-2009

Judgment date: February 28, 2011

Sheriff's sale: August 2, 2011

Judgment amounts:	City	\$2,202.83
	County	\$911.35
	CCCCD	\$325.22
	MISD	<u>\$5,721.94</u>
	Total	\$9,161.34

Court costs: \$2,394.14

Constable's fees for sale: \$1,262.71

Publication fees for sheriff's sale, paid by Gay & McCall \$304.20

Demolition Lien: \$5,748.58

Resale price: \$18,870.97

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$2,394.14	Court costs
2. Constable Paul Elkins	\$1,262.71	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$304.20	Publication fees paid by law firm
4. City of McKinney	\$5,748.58	Demolition Lien
5. Collin County Tax Assessor	<u>\$9,290.37</u>	\$5,802.53 for MISD; \$2,233.85 for City; \$924.19 for County.; \$329.80 for CCCCCD
Total	\$19,000.00	