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+ATTORNEY - MEDIATOR

April 17, 2014

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

Re: Offer from New Beginnings New Life Outreach Ministries to purchase
816 Greenville, 818 Greenville and 204 Murray St., McKinney, Texas

Dear Mr. Hall:

New Beginnings New Life Outreach Ministries has offered to purchase 816 Greenville, 818 Greenville and 204 Murray St., McKinney, Texas (BEING LOTS 1A, 1B, 2A, 2B AND 3 OF THE G. M. WILSON ADDITION, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 4556, PAGE 981 OF THE COLLIN COUNTY DEED RECORDS) for \$20,000.00.

The properties were sold at a Sheriff's Sale on January 7, 2014 pursuant to delinquent tax collection suit number 219-03187-06. There were no bidders on the property and the property was struck off to the City for itself and on behalf of the other taxing jurisdictions.

The properties most recent value according to the Appraisal District is \$16,200.00 for Lot 1A, \$7,200 for Lots 1B & 2B, \$10,800 for Lot 2A and \$18,000.00 for Lot 3. The properties were struck off for the total judgment amount, \$19,834.06, 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 \$2,859.80. A breakdown of amounts each taxing entity will receive is enclosed.

If any taxing jurisdictions agree to accept \$20,000.00 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 to me so that I may finalize the transaction.

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 prominent loop at the end.

David McCall

Enclosure

816 Greenville, 818 Greenville and 204 Murray St., Lots 1A, 1B, 2A, 2B & 3, G. M. Wilson Addition, McKinney, Texas

R-0846-000-001A-1, R-0846-000-001B-1, R-0846-000-002A-1 and R-0846-000-0030-1

Cause no. 219-03187-06

Judgment date: June 17, 2008

Sheriff's sale: January 7, 2014

Judgment amount R-0846-000-001A-1	City	\$501.05
	County	\$216.47
	CCCCD	\$77.76
	MISD	<u>\$2,107.29</u>
	Total	\$2,902.57
Judgment amount R-0846-000-001B-1	City	\$501.05
	County	\$216.47
	CCCCD	\$77.76
	MISD	<u>\$2,029.70</u>
	Total	\$2,824.98
Judgment amount R-0846-000-002A-1	City	\$501.05
	County	\$216.47
	CCCCD	\$77.76
	MISD	<u>\$2,029.70</u>
	Total	\$2,824.98
Judgment amount R-0846-000-0030-1	City	\$592.03
	County	\$254.51
	CCCCD	\$96.42
	MISD	<u>\$2,107.29</u>
	Total	\$3,050.25

Court costs: \$183.00

Constable's fees for sale: \$2,030.00

Publication fees for sheriff's sale, paid by Gay & McCall: \$646.80

Resale price: \$20,000

(Pursuant to the Property Tax Code, costs are paid first, then the remainder is distributed pro rata to the taxing jurisdictions.)

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$183.00	
2. Constable	\$2,030.00	
3. Gay, McCall, Isaacks, Gordon & Roberts	\$646.80	(Publication fees paid by law firm.)
4. Collin County Tax Assessor	<u>\$17,140.20</u>	(\$12,222.73 for MISD; \$3,095.10 for City, \$487.50 for CCCCCD and \$1,335.32 for County)
Total	\$20,000.00	