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+ATTORNEY - MEDIATOR

June 17, 2011

Judge Keith Self
Collin County Administration Building
2300 Bloomdale Rd., Suite 4192
McKinney, Texas 75071

Re: NEW Offer from North Collin County Habitat for Humanity, McKinney to purchase
1107 Fitzhugh St.

Dear Judge Self:

North Collin County Habitat for Humanity has increased its offer to purchase 1107 Fitzhugh St., McKinney, Texas (LOT 59C, BLOCK 24, RUSSELL #01 ADDITION) for \$6,000.00.

This property was sold at a Sheriff's Sale on September 1, 2009 pursuant to delinquent tax collection suit number 380-01581-2008. 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 \$12,000. The total judgment amount, including taxes, penalties and interest, costs of court, and costs of sale is \$16,618.05.

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 \$4,068.93. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$6,000.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed.

There is a second offer to purchase this property for \$5,540.00 made by Earl Holloway. You may choose, but are not obligated, to accept either offer. The enclosed breakdown of

amounts includes this second offer. Should you not choose either offer and with the agreement of all taxing entities, the constable can again offer the property at auction.

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 B. McCall". The signature is fluid and cursive, with a large initial "D" and "M".

David B. McCall
Attorney at Law

Enclosure

Disbursement of Resale Proceeds

R-0937-024-059C-1

1107 Fitzhugh St.

Prior owner: JOHNSON, WILLIAM PLEASANT

Cause no. 380-01581-2008, CITY OF MCKINNEY/COLLIN COUNTY/COLLIN COUNTY
CCD/MCKINNEY INDEPENDENT SCHOOL DISTRICT vs. WILLIAM PLEASANT
JOHNSON, ET AL.

Judgment date: MARCH 2, 2009

Sheriff's sale: SEPTEMBER 1, 2009

Judgment amount:	City	\$ 2,760.81
	County	\$ 1,129.42
	CCCCD	\$ 376.47
	MISD	\$ 8,282.42

Statutory Amounts Paid prior to Taxes: \$ 4,068.93

Resale price: \$6,000.00 (Alternate offer: \$5,450.00)

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

Habitat Offer Disbursement:

City	\$ 424.84
County	\$ 173.80
CCCCD	\$ 57.93
MISD	\$ 1,274.51

Alternate Offer Disbursement:

City	\$ 303.84
County	\$ 124.30
CCCCD	\$ 41.43
MISD	\$ 911.51