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+ATTORNEY - MEDIATOR

January 16, 2013

RECEIVED
COMMISSIONER'S COURT
2013 JAN 22 AM 9:55

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

Re: Offer from Cirila Mitchell to purchase
612 Fenet St., McKinney, Texas

Dear Judge Self:

Cirila Mitchell has offered to purchase 612 Fenet Street, McKinney, Texas (BEING LOT 831-1 OF THE McKINNEY OUTLOTS ADDITION, aka 612 FENET STREET, CITY OF McKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 97, PAGE 0045341 OF THE COLLIN COUNTY DEED RECORDS) for \$4,900.00. Ms. Mitchell owns an adjoining piece of property and would like to acquire this property to increase her lot size.

This property was sold at a Sheriff's Sale on July 6, 2007 pursuant to delinquent tax collection suit number 401-03844-06. 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 property was struck off for the adjudged value of the property, \$12,000. The total judgment amount was \$18,704.67, which includes taxes, penalties and interest, costs of court, demolition lien 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 \$2,124.84. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the City has a demolition lien in the amount of \$11,629.56 on the property. The City will be paid \$585.82 from the proceeds of the sale. The remainder of the lien will be extinguished by this sale after a distribution of \$585.82. Pursuant to the Texas Property Tax Code,

this lien is only paid if there are excess proceeds after all entities are paid the full amount of taxes due.

If all taxing jurisdictions agree to accept \$4,900.00 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 stylized and somewhat cursive.

David McCall

Enclosure