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+ATTORNEY - MEDIATOR

February 5, 2013

RECEIVED
COMMISSIONER'S COURT
2013 FEB - 8 AM 9: 56

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

Re: Offer from Kevin and Angie Bell to purchase
1402 Anthony Street, McKinney, Texas

Dear Judge Self:

Kevin and Angie Bell have offered to purchase 1402 Anthony Street, McKinney, Texas (BEING LOT 44, BLOCK 12, OF THE RUSSELL #3 ADDITION, aka 1402 ANTHONY ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS) for \$16,500. The Bells own an adjoining piece of property and would like to acquire this property to increase their lot size.

This property was sold at a Sheriff's Sale on August 4, 2009 pursuant to delinquent tax collection suit number 416-02560-06. 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 \$25,000.00. The property was struck off for the total judgment amount, \$22,994.52, 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 \$4,815.96. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the City has a demolition lien on the property which will be extinguished by this sale. 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 \$16,500.00 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 large initial "D" and "M".

David McCall

Enclosure