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+ATTORNEY - MEDIATOR

2013 OCT 28 AM 9:38  
COLLIN COUNTY CLERK

October 25, 2013

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

Re: Offer from Earl Holloway to purchase 2733 Windmill Drive

Dear Judge Self:

Earl Holloway has offered to purchase 2733 Windmill Drive (BEING LOT 22, WINDMILL ESTATES ADDITION, aka 2733 WINDMILL DR., COLLIN COUNTY, TEXAS, AS RECORDED VOL. 1374, PAGE 603 OF THE COLLIN COUNTY DEED RECORDS) for \$7,200.00.

This property was sold at a Sheriff's Sale on September 1, 2009 pursuant to delinquent tax collection suit number 366-01286-2008. There were no bidders and the property was struck off to the McKinney ISD for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$20,600. The property was struck off for the total judgment amount, \$17,418.23, which includes taxes, penalties and interest, road assessment lien, 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 \$3,308.03. A breakdown of amounts each taxing entity will receive is enclosed.

**In addition, the County has a road assessment 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 \$7,200.00 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 fluid and cursive, with a large initial "D" and "M".

David McCall

Enclosure