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+ATTORNEY - MEDIATOR

August 4, 2014

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

RECEIVED
COMMISSIONER'S COURT
2014 AUG 14 AM 7:46

Re: Offer from Alex Camacho to purchase
1401 N. College Street, McKinney TX

Dear Judge Self:

Alex Camacho has offered to purchase 1401 N. College Street, McKinney, Texas (BEING LOT 4A, BLOCK 2, OF COLLEGE ADDITION, aka 1401 N. COLLEGE ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1480, PAGE 777 OF THE COLLIN COUNTY DEED RECORDS) for \$20,000.00. Please note that the taxing entities previously approved a resale of this property to Starline Custom Homes, LLC for \$20,000; however, Starline withdrew their offer prior to the finalization of the transaction.

This property was sold at a Sheriff's Sale on March 2, 2010 pursuant to delinquent tax collection suit number 416-01186-2009. There were no bidders and the property was struck off to Collin County for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$22,400.00. The property was struck off for the total judgment amount, \$30,050.30 which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code the post-sale maintenance, 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 \$4,643.81. 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 \$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 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 written in a cursive style with a large initial "D" and a long, sweeping underline.

David McCall

Enclosure