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+ATTORNEY - MEDIATOR

November 24, 2014

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

Re: Offer from Chris Coster to purchase
Lots 42 & 43 of the Windmill Estates Addition

Dear Judge Self:

Chris Coster has offered to purchase **Lot 42** of the Windmill Estates Addition (BEING LOT 42, WINDMILL ESTATES ADDITION, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 4370, PAGE 1115 OF THE COLLIN COUNTY DEED RECORDS) and **Lot 43** of the Windmill Estates Addition (BEING LOT 43, WINDMILL ESTATES ADDITION, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 4370, PAGE 1115 OF THE COLLIN COUNTY DEED RECORDS) for a total of \$16,000. The County previously approved a sale of Lot 42, with Lots 49 & 50 to Earl Holloway for \$19,500; however, McKinney Independent School District rejected that offer. McKinney ISD has approved the offer from Mr. Coster.

This property was sold at a Sheriff's Sale on August 7, 2007 pursuant to delinquent tax collection suit number 416-01515-06. There were no bidders and the property was struck off to the County for itself and on behalf of the other taxing jurisdictions.

The properties' most recent value according to the Appraisal District are Lot 42, \$24,800.00 and Lot 43, \$24,800.00. The properties were struck off for the total judgment amount, \$52,410.87, which includes taxes, penalties and interest, road assessment liens, 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 \$6,847.18. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the County has a road assessment lien on each 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 \$16,000.00 for these properties, the properties 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 a long, sweeping underline.

David McCall

Enclosure