

LAW OFFICES
GAY, MCCALL, ISAACKS, GORDON & ROBERTS, P.C.
A PROFESSIONAL CORPORATION

JOHN E. GAY
DAVID MCCALL +
LEWIS L. ISAACKS ♦♦
SYDNA H. GORDON
WILLIAM J. ROBERTS +
JENNIFER T. PETTIT
J. DOUGLAS BURNSIDE
JENNIFER EDMONDSON
ERIN MINETT
DUSTIN L. BANKS
M. SHANNON KACKLEY

777 E. 15TH STREET
PLANO, TEXAS 75074
(972) 424-8501 • Fax (972) 422-9322

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION

+ATTORNEY - MEDIATOR

January 22, 2015

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

Re: Offer from Earl Holloway to purchase
Lots 49 & 50 of the Windmill Estates Addition

Dear Judge Self:

Earl Holloway has offered to purchase **Lot 49** of the Windmill Estates Addition (BEING LOT 49, WINDMILL ESTATES ADDITION, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 4370, PAGE 1117 OF THE COLLIN COUNTY DEED RECORDS), and **Lot 50** of the Windmill Estates Addition (BEING LOT 50, WINDMILL ESTATES ADDITION, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 4370, PAGE 1117 OF THE COLLIN COUNTY DEED RECORDS) for a total of \$33,900. The County previously approved an offer for Lots 42, 49 and 50 from Mr. Holloway for \$19,800, but McKinney ISD rejected that offer.

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 49, \$10,000.00 and Lot 50, \$20,000.00. The properties were struck off for the appraised value in the Judgment, \$35,000.00. The total judgment amount was \$46,207.15, 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. In this sale, there are no the costs of court or costs of sale, as both were paid in full through the recent sale of Lots 42 and 43. Lots 42, 43, 49 and 50 were all struck off through the same lawsuit and Constable's sale. A breakdown of amounts each taxing entity will receive is enclosed.

RECEIVED
COMMISSIONER'S COURT
2015 JAN 27 AM 10:00

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. As all entities are receiving their full amount of taxes granted under the Judgment, Collin County will receive \$8,287.75 for its road assessment liens on the property.

If all taxing jurisdictions agree to accept \$33,900.00 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", written in a cursive style.

David McCall

Enclosure