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+ATTORNEY - MEDIATOR

May 16, 2018

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

Re: Offer from Glen Killian to purchase
203 & 202 East Erwin Avenue, McKinney, Texas

Dear Judge Self:

Glen Killian has offered to purchase 202 and 203 E. Erwin Ave., McKinney, Texas (BEING TRACT 44, BLOCK 3, OF THE WILLIAM DAVIS SURVEY, aka 203 E. ERWIN AVE., CITY OF McKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED VOL. 1252, PAGE 721 OF THE COLLIN COUNTY DEED RECORDS and BEING LOT 3, WEBB ADDITION, aka 202 E. ERWIN AVE. CITY OF McKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED VOL. 2288, PAGE 592 OF THE COLLIN COUNTY DEED RECORDS) and for \$77,500.

203 E. Erwin was sold at a Sheriff's Sale on September 3, 2006 pursuant to delinquent tax collection suit number 366-1994-02. 202 E. Erwin was sold at a Sheriff's Sale on February 5, 2008 pursuant to delinquent tax collection suit number 199-433-03. There were no bidders at either sale and the properties were struck off to the County for itself and on behalf of the other taxing jurisdictions.

203 E. Erwin's most recent value according to the Appraisal District is \$78,845. The property was struck off for the total judgment amount, \$77,140.10, which includes taxes, penalties and interest, costs of court and costs of sale. 202 E. Erwin's most recent value according to the Appraisal District is \$22,843. The property was struck off for the total judgment amount, \$24,081.73, which includes taxes, penalties and interest, costs of court and costs of sale. Pursuant to a Resolution from the McKinney Independent School District, a public auction of both properties was conducted by the Constable's office on March 2, 2010. The minimum bid for the sale was \$16,179.66, which was the combined total of all costs on the properties at that time. No bids were received and the sale was cancelled.

Pursuant to the Texas Property Tax Code, the costs of maintaining, preserving and safekeeping must be paid first out of the proceeds of a resale. After these expenses, the court costs and costs of sale must be paid, and then the remainder would be distributed to the taxing jurisdictions pro-rata. These costs, including securing and maintenance of the property, demolition of the improvements and post sale eviction expenses paid by Gay & McCall, total \$15,781.00. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$77,500 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 Deed Without Warranty our office prepared for this resale. When the Deed is executed, please return it to me so that I may complete 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 that reads "Jennifer Williams". The signature is written in a cursive, flowing style.

Jennifer Williams