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+ATTORNEY - MEDIATOR

December 8, 2011

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

RECEIVED
COMMISSIONER'S COURT
2011 DEC - 9 AM 9:35

Re: Offer from Esperanza Tanguma, of McKinney to purchase 212 and 308 Lincoln Street

Dear Judge Self:

Esperanza Tanguma of McKinney has offered to purchase 212 and 308 Lincoln Street, McKinney, Texas (TRACT 1: R-0942-008-0240-1 and TRACT 2: R-0942-008-0210-1) for \$20,000.00.

These properties were sold at a Sheriff's Sale on November 2, 2010 pursuant to delinquent tax collection suit number 416-01855-2008. There were no bidders and the properties were struck off to the City of McKinney for itself and on behalf of the other taxing jurisdictions.

The properties' most recent value according to the Appraisal District is \$29,400 (212 Lincoln is \$10,500 and 308 Lincoln is \$18,900). The total judgment amount, including taxes, penalties and interest, costs of court, and costs of sale is \$25,861.24. As both tracts had a common owner, they were included in one lawsuit and judgment.

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 \$12,492.23. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$20,000.00 for the properties, the properties may be sold for that amount. Each jurisdiction must execute both deeds as the sale is for two separate tracts.

If your entity decides to accept this offer, enclosed for execution are two Special Warranty Deeds our office prepared for this resale. When both Deeds are 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 B. McCall". The signature is stylized with a large, sweeping initial "D" and a dot at the end.

David B. McCall

Enclosure