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+ATTORNEY - MEDIATOR

RECEIVED
COMMISSIONER'S OFFICE
2012 OCT -4 AM 9:39

October 2, 2012

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

Re: Offer from North Collin County Habitat for Humanity to purchase
217 W. Graham Street, McKinney, Texas

Dear Judge Self:

North Collin County Habitat for Humanity has offered to purchase 217 W. Graham Street, McKinney, Texas (BEING LOT 334C OF THE MCKINNEY OUTLOTS ADDITION, aka 217 W. GRAHAM ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 107, PAGE 785 OF THE COLLIN COUNTY DEED RECORDS) for \$7,619.99.

This property was sold at a Sheriff's Sale on May 6, 2008 pursuant to delinquent tax collection suit number 401-4100-06. There were no bidders and the property was struck off to the City of McKinney for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$16,800.00. The property was struck off for the total judgment amount, \$18,537.31 which includes taxes, penalties and interest, costs of court, demolition lien 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 \$2,491.56. 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 \$7,619.99 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 fluid and cursive, with a large initial "D" and a long, sweeping underline.

David McCall

Enclosure

217 W. Graham St., Street, McKinney Outlots, Lot 334C, McKinney, Texas

R-0926-000-334C-1

Cause no. 401-4100-06

Judgment date: January 10, 2008

Sheriff's sale: May 6, 2008

Judgment amount:	City	\$1,270.96
	County	\$ 483.08
	CCCCD	\$ 176.40
	MISD	<u>\$3,197.99</u>
	Total	\$5,128.43

Court costs: \$1,383.30

Constable's fees for sale: \$928.26

Publication fees for sheriff's sale, paid by Gay & McCall \$180.00

Resale price: \$7,619.99

(Pursuant to the Property Tax Code, costs are paid first, then the remainder is distributed pro rata to the taxing jurisdictions.)

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$1,383.30	
2. Constable	\$928.26	
3. Gay, McCall, Isaacks, Gordon & Roberts	\$180.00	(Publication fees paid by law firm.)
4. Collin County Tax Assessor	<u>\$5,128.43</u>	(\$3,197.99 for MISD; \$1,270.96 for City; \$483.08 for Co. and \$176.40 for CCCCCD)
Total	\$7,619.99	