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RECEIVED  
COMMISSIONER'S COURT  
2012 OCT -4 AM 9:41

October 2, 2012

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

Re: Offer from Ronald Lustig to purchase  
405 N. Chestnut Street, McKinney, Texas

Dear Judge Self:

Ronald Lustig has offered to purchase 405 N. Chestnut Street, McKinney, Texas (BEING LOT 1B, BLOCK 78, McKINNEY-ORIGINAL DONATION ADDITION, 405 N. CHESTNUT ST., CITY OF McKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1105, PAGE 496, OF THE COLLIN COUNTY DEED RECORDS) for \$15,000.00.

This property was sold at a Sheriff's Sale on January 2, 2007 pursuant to delinquent tax collection suit number 416-01549-05. 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, \$19,179.96, which includes taxes, penalties and interest, 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 \$5,625.66. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$15,000.00 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 "M".

David McCall

Enclosure

Distribution of Proceeds

405 N. Chestnut Street, McKinney Original Donation, Block 78, Lot 1B, McKinney, Texas

R-0856-078-001B-1

Cause no.: 416-1549-05

Judgment date: April 18, 2006

Sheriff's sale: January 2, 2007

Judgment amount:	City	\$2,569.55
	County	\$661.80
	CCCCD	\$246.80
	MISD	<u>\$9,483.93</u>
	Total	\$12,962.08

Court costs: \$4,718.36

Constable's fees for sale: \$774.10

Publication fees for sheriff's sale, paid by Gay & McCall \$133.20

Resale price: \$15,000.00

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

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$4,718.36	Court costs
2. Constable Paul Elkins	\$774.10	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$133.20	Publication fees paid by law firm.
4. Collin County Tax Assessor	<u>\$9,374.34</u>	\$6,852.46 for MISD; \$1,856.69 for City; \$484.59 for Co.; \$180.60 for CCCCD
Total	\$15,000.00	