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RECEIVED COURT  
COMMISSIONER'S  
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  
407 S. Kentucky Street, McKinney, Texas

Dear Judge Self:

Ronald Lustig has offered to purchase 407 S. Kentucky Street, McKinney, Texas (BEING LOT 364B OF THE MCKINNEY OUTLOTS ADDITION, aka 407 S. KENTUCKY ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 2310, PAGE 303 OF THE COLLIN COUNTY DEED RECORDS) for \$10,000.00. According to the City of McKinney, there are grading issues which must be resolved before the lot is buildable.

This property was sold at a Sheriff's Sale on January 2, 2007 pursuant to delinquent tax collection suit number 219-0530-05. 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, \$24,258.70, 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 \$2,343.61. 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 \$10,000.00 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

407 S. Kentucky Street, McKinney Outlots Addition, Lot 364B, McKinney, Texas

R-0926-000-364B-1

Cause no.: 219-0530-05

Judgment date: July 24, 2006

Sheriff's sale: January 2, 2007

Judgment amount:	City	\$4,538.12
	County	\$2,070.86
	CCCCD	\$771.11
	MISD	<u>\$14,535.01</u>
	Total	\$21,915.10

Court costs: \$1,028.00

Constable's fees for sale: \$1,182.86

Publication fees for sheriff's sale, paid by Gay & McCall \$132.75

Demolition Lien: \$7,158.74

Resale price: \$10,000

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$1,028.00	Court costs
2. Constable Paul Elkins	\$1,182.86	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$132.75	Publication fees paid by law firm
4. Collin County Tax Assessor	<u>\$7,656.39</u>	\$5,078.03 for MISD; \$1,585.47 for City; \$723.49 for County.; \$269.40 for CCCCCD
Total	\$10,000.00	