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M. SHANNON KACKLEY

777 E. 15TH STREET
PLANO, TEXAS 75074
(972) 424-8501 • Fax (972) 422-9322

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+ATTORNEY - MEDIATOR

RECEIVED
COMMISSIONER'S COURT
2012 OCT -4 AM 9:42

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
1302 Lela Street, McKinney, Texas

Dear Judge Self:

Ronald Lustig has offered to purchase 1302 Lela Street, McKinney, Texas (BEING LOT 9C, BLOCK 9, OF G.W. FOX ADDITION, aka 1302 LELA ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN INSTRUMENT 20060420000529330 OF THE COLLIN COUNTY DEED RECORDS) for \$16,800.00.

This property was sold at a Sheriff's Sale on July 5, 2011 pursuant to delinquent tax collection suit number 380-01172-2009. 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, \$15,631.65, which includes taxes, penalties and interest, costs of court, demolition lien and costs of sale.

As the offer is for more than the minimum bid at the Sheriff's Sale, all amounts due under the judgment will be paid. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

If any taxing jurisdictions agree to accept \$16,800.00 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 written in a cursive style with a large, stylized initial "D".

David McCall

Enclosure

Distribution of Proceeds

1302 Lela Street, G. W. Fox Addition, Block 9, Lot 9C, McKinney, Texas

R-0886-009-009C-1

Cause no.: 380-01172-2009

Judgment date: June 28, 2010

Sheriff's sale: July 5, 2011

Judgment amount:	City	\$1,453.36
	County	\$605.18
	CCCCD	\$215.29
	MISD	<u>\$3,771.72</u>
	Total	\$6,045.55

Court costs: \$2,236.37

Constable's fees for sale: \$1,082.88

Publication fees for sheriff's sale, paid by Gay & McCall \$359.10

Demolition Lien: \$5,907.75

Resale price: \$16,800

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$2,236.37	Court costs
2. Constable Paul Elkins	\$1,082.88	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$359.10	Publication fees paid by law firm
4. City of McKinney	\$5,907.75	Demolition Lien
5. Collin County Tax Assessor	<u>\$7,213.90</u>	\$4,500.63 for MISD; \$1,734.23 for City; \$722.14 for County.; \$256.90 for CCCCCD
Total	\$16,800.00	