

LAW OFFICES  
**GAY, MCCALL, ISAACKS, GORDON & ROBERTS, P.C.**  
A PROFESSIONAL CORPORATION

JOHN E. GAY  
DAVID MCCALL +  
LEWIS L. ISAACKS ♦♦  
SYDNA H. GORDON  
WILLIAM J. ROBERTS +  
JENNIFER T. PETTIT  
J. DOUGLAS BURNSIDE  
ROBERT T. DRY, III  
JENNIFER EDMONDSON  
ERIN MINETT  
DUSTIN L. BANKS  
M. SHANNON KACKLEY

777 E. 15<sup>TH</sup> STREET  
PLANO, TEXAS 75074  
(972) 424-8501 · Fax (972) 422-9322

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION

+ATTORNEY - MEDIATOR

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  
1100 W. Louisiana St., McKinney, Texas

Dear Judge Self:

Ronald Lustig has offered to purchase 1100 W. Louisiana Street, McKinney, Texas (BEING LOT 1B, BLOCK 1, WADDILL ADDITION, aka 1100 W. LOUISIANA STREET, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 692, PAGE 640, OF THE COLLIN COUNTY DEED RECORDS) for \$4,200.00. According to the City of McKinney, this lot is in a flood zone and is unbuildable. Mr. Lustig owns an adjoining lot.

This property was sold at a Sheriff's Sale on March 2, 2010 pursuant to delinquent tax collection suit number 401-02254-2009. 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. After the date of the sale, the house at 1100 W. Louisiana St. was determined to be substandard structure and a danger to the life, health, property and safety of the public. The structure was demolished by the City on October 13, 2010.

The property's most recent value according to the Appraisal District is \$31,350.00. The total judgment amount, including taxes, penalties and interest, costs of court, and costs of sale is \$55,800.35.

Pursuant to the Texas Property Tax Code, the costs of maintaining, preserving and safekeeping must be paid first out of the proceeds of a resale. These costs, including the demolition of the improvements total \$10,805.42. **As this amount exceeds the offer on the property, the City of McKinney will receive 100% of the proceeds of this resale.**

If all taxing jurisdictions agree to accept \$4,200.00 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 initial "D" and "M".

David McCall

Enclosure

Disbursement of Resale Proceeds

**R-0835-001-001B-1**  
1100 W. Louisiana St.

Prior owner: Terry and John Ramey

Cause no. 401-02254-2009, CITY OF MCKINNEY/COLLIN COUNTY/COLLIN COUNTY  
CCD/MCKINNEY INDEPENDENT SCHOOL DISTRICT vs. TERRY RAMEY, et al.

Judgment date: December 10, 2009

Sheriff's sale: March 2, 2010

Judgment amount:	City	\$9,874.79
	County	\$4,202.97
	CCCCD	\$1,528.32
	MISD	\$32,005.68

City of McKinney Maintaining, Safekeeping and Preserving Expenses: \$10,805.42

Court Costs: \$886.00

Publication Fees: \$242.25

Constable Fees: \$3,021.25

Ronald Lustig Offer Amount: \$4,200.00

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

Ronald Lustig Offer Disbursement:

City	\$4,200.00
County	\$0
CCCCD	\$0
MISD	\$0