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June 18, 2013

RECEIVED COURT
COMMISSIONER'S
2013 JUN 20 AM 10:23

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

Re: Offer from Safari Development, LLC to purchase
1007 Charleston St., McKinney, Texas

Dear Judge Self:

Safari Development, LLC has offered to purchase 1007 Charleston St., McKinney, Texas (BEING LOT 5, BLOCK 5, MASSIE HEIGHTS ADDITION, aka 1007 CHARLESTON ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 664, PAGE 256 OF THE COLLIN COUNTY DEED RECORDS) for \$1,989.00.

This property was sold at a Sheriff's Sale on May 6, 2008 pursuant to delinquent tax collection suit number 416-04010-06. 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 \$9,000. The property was struck off for the adjudged value of the property, \$12,000. The total judgment amount was \$13,524.99, 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 \$1,925.95. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the City has a demolition lien on the property. The proceeds from this sale will not provide any payment on this lien. The lien will be extinguished by the 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 \$1,989.00 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 "D. McCall", written in a cursive style.

David McCall

Enclosure