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+ATTORNEY - MEDIATOR

July 2, 2013

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 \$31,300.00.

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. After these expenses, the court costs and costs of sale must be paid, and then the remainder would be distributed to the taxing jurisdictions pro-rata. These costs, including the demolition of the improvements, total \$14,954.91. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$31,300.00 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 to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink that reads "David McCall". The signature is written in a cursive style with a large, stylized initial "D".

David McCall

Enclosure