

LAW OFFICES
GAY, McCALL, ISAACKS, GORDON & ROBERTS, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS

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

SUITE 310, LB 40
1919 S. SHILOH ROAD
GARLAND, TEXAS 75042
(972) 278-8282 · Fax (972) 278-8222

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
+ATTORNEY - MEDIATOR

May 17, 2013

Ms. Cristel Todd
Affordable Housing Administrator
City of McKinney
314 S. Chestnut St., Suite 101
McKinney, Texas 75069

Re: Offer from Earl Holloway to purchase
802 E. Anthony St., McKinney, Texas

Dear Ms. Todd:

Earl Holloway has offered to purchase 802 E. Anthony St., McKinney, Texas (BEING LOT 16A, G.A. WILSON SURVEY aka 802 E. ANTHONY ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED VOL. 3671, PAGE 218 OF THE COLLIN COUNTY DEED RECORDS) for \$11,400.00.

This property was sold at a Sheriff's Sale on August 4, 2009 pursuant to delinquent tax collection suit number 296-00808-2008. There were no bidders and the property was struck off to the City for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$23,000.00. The property was struck off for the total judgment amount, \$14,118.71, 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 \$1,826.05. A breakdown of amounts each taxing entity will receive is enclosed.

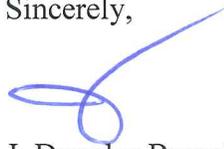
In addition, the City has a demolition lien on this property in the amount of \$6,759.62. Of this amount the City of McKinney will receive \$4,298.12 from the proceeds of the sale. Pursuant to the Texas Property Tax Code, this lien is only paid if there are excess proceeds after all entities are paid the full amount of taxes due.

If all taxing jurisdictions agree to accept \$11,400.00 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 blue ink, consisting of a series of loops and a long, sweeping stroke that extends upwards and to the right.

J. Douglas Burnside

Enclosure

Distribution of Proceeds

802 E. Anthony St., McKinney, Texas

R-0845-000-016A-1

Cause no.: 296-00808-2008

Judgment date: September 8, 2008

Sheriff's sale: August 4, 2009

Judgment amounts:	City	\$739.27
	County	\$321.73
	CCCCD	\$114.87
	MISD	<u>\$2,418.89</u>
	Total	\$3,594.76

Court costs: \$571.00

Constable's fees for sale: \$1,012.80

Publication fees for sheriff's sale, paid by Gay & McCall \$242.25

Demolition Lien: \$6,759.62

Attorney's fees on demolition lien: \$1,689.91

Resale price: \$11,400.00

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$571.00	Court costs
2. Constable Shane Williams	\$1,012.80	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$1,674.95	Publication fee paid by law firm and attorney's fee on demolition lien
4. City of McKinney	\$4,298.12	Demolition lien
5. Collin County Tax Assessor	<u>\$3,843.13</u>	\$2,586.02 for MISD; \$790.35 for City; \$343.96 for County.; \$122.80 for CCCCCD
Total	\$11,400.00	

SPECIAL WARRANTY DEED

Date: _____, 2013

Grantor: McKINNEY INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and CITY OF McKINNEY

Grantor's Mailing Address (including county):

P.O. Box 517
McKinney, Texas 75070-8013
Collin County

Grantee: Earl Holloway

Grantee's Mailing Address (including county):

P.O. Box 1382
Allen, TX 75013-022
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

The intent of this Special Warranty Deed is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 296-00808-2008 in the 296th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

McKINNEY INDEPENDENT SCHOOL DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2013, by _____, _____ of the McKinney Independent School District as the act and deed of said McKinney Independent School District.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

COLLIN COUNTY, TEXAS

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2013, by _____, _____ of Collin County, Texas as the act and deed of said Collin County, Texas.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2013, by _____,

_____ of the Collin County Community College District as the act and deed of said Collin County Community College District.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

CITY OF MCKINNEY

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2013, by _____, _____ of the City of McKinney as the act and deed of said City of McKinney.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

BEING LOT 16A, G.A. WILSON SURVEY aka 802 E. ANTHONY ST., CITY OF
McKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED VOL. 3671, PAGE 218 OF THE
COLLIN COUNTY DEED RECORDS