

CAUSE NO. 2021-32096

**GOOSE CREEK CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT**

VS.

BRUCE W. ANGEL ET AL

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IN THE DISTRICT COURT, OF

HARRIS COUNTY, T E X A S

157th JUDICIAL DISTRICT COURT

COVER SHEET FOR PROPOSED RESALE OF TAX PROPERTY

Cause Number: 2021-32096

Style: *Goose Creek CISD v. Bruce W. Angel aka Bruce Wayne Angel, Et al*

Legal Description: LOT 2 IN BLOCK 3 OF BENNIE GRAY ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 52 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Account No.: 074-049-003-0002

Street Address: 703 E. Humble St., Baytown, TX 77520

Suggested Minimum Opening Bid: \$10,000.00

Basis for Recommendation: This property was posted for tax sale on December 3, 2024. There were no bidders, and the property was struck-off to Goose Creek CISD. If the resolution is approved the property will be set for the next available public resale with a minimum opening bid of \$10,000.00. It is believed that placing the property for resale through public auction at the suggested minimum opening bid will stimulate competitive bidding resulting in the property being purchased and returning the property to productivity on the active tax roll.

Vacant lot.

PUBLIC RESALE BID ANALYSIS

Cause #: 2021-32096 HCAD Acct: 074-049-003-0002
Bid Amount: \$10,000.00 Property Value: \$58,500.00
Style: Goose Creek CISD v. Bruce W. Angel aka Bruce Wayne Angel. Et Al
Minimum Bid at first sale: \$91,843.33
Strike Off Date: 12/03/2024 Redemption Expires: 12/03/2025

JUDGMENT INFORMATION

<u>TAX ENTITY</u>	<u>TAX YEARS</u>	<u>AMOUNT DUE</u>
Goose Creek & Lee College	2000-2022	\$43,219.74
City of Baytown	2002-2022	\$14,425.67
City of Baytown Liens	2022-2023	\$8,948.21
Harris County	1993-2022	\$17,582.74
	<u>TOTAL</u>	<u>\$84,176.36</u>

COSTS

Publication Fee:	\$250.00
Court Costs:	\$989.93
Title Fee:	\$473.00
Deed Recording:	\$68.92
Firm Costs:	\$537.25
Constable Re-Sale Fee:	\$280.00
Attorney Ad Litem Fee:	\$1,500.00
	<u>TOTAL</u>
	<u>\$4,099.10</u>

Bid Amount	<u>\$10,000.00</u>
Costs	<u>\$4,099.10</u>
Net to Distribute (Taxes)	<u>\$5,900.90</u>
*Post Judgment	<u>\$3,151.97</u>

ENTITY	PERCENTAGE	DISBURSEMENT AMOUNT
Goose Creek CISD	57.45%	\$3,390.07
City of Baytown	19.18%	\$1,131.79
Harris County	23.37%	\$1,379.04
	100.00%	
	<u>TOTAL</u>	<u>\$5,900.90</u>

Public Resale Analysis – Goose Creek: 2021-32096

**Post judgment tax year 2024 will be billed to the purchaser of the property after the public auction.*

RESOLUTION OF THE BOARD OF TRUSTEES OF

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

Cause No.: 2021-32096
Style: *Goose Creek CISD v. Bruce W. Angel aka Bruce Wayne Angel, Et Al*
Property Address: 703 E. Humble St., Baytown, TX 77520

On the ____ day of _____, 2025, at the regularly scheduled meeting of the Board of Trustees of the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, a motion was duly made and seconded for the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT to resell property described on Exhibit “A” attached hereto, which was acquired through tax foreclosure proceedings. The GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT requests that the Constable of Harris County conduct such sale in accordance with Section 34.05 (a), (c) and (d), Property Tax Code, and that such sale be held at the earliest available date in accordance with the laws of the State of Texas; and further that the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT notify the Constable that it would not object to a sale price of such property in the sum of \$10,000.00 (as outlined in Exhibit “A”).

Discussion amongst the Board of Trustees was then conducted, and upon completion of the same the President of the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT Board of Trustees called a vote on the motion, and the same was passed by majority. Now therefore:

BE IT RESOLVED that the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT offer for resale, in accordance with Section 34.05 (a), (c) and (d), Property Tax Code, the property described on Exhibit “A” and that the Constable is hereby requested to conduct such sale in accordance with such statutes at the earliest possible date and further, that a minimum acceptable sale price for such property is \$10,000.00 (as outlined in Exhibit “A”).

SIGNED AND ENTERED on this ____ day of _____, 2025.

**Tiffany Guy, Secretary,
Board of Trustees,
Goose Creek CISD**

**James “Jim” Campisi, President,
Board of Trustees,
Goose Creek CISD**

EXHIBIT "A"

Cause Number: 2021-32096

Style: *Goose Creek CISD v. Bruce W. Angel aka Bruce Wayne Angel, Et Al*

Legal Description: LOT FOURTEEN (14), BLOCK FORTY-ONE (41), LAKEWOOD SUBDIVISION, SECTION C, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 34, PAGE 53 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

HCAD Acct. No.: 074-049-003-0002

Suggested Minimum Opening Bid: \$10,000.00