

CAUSE NO. 2023-47047

GOOSE CREEK CONSOLIDATED	§	IN THE DISTRICT COURT, OF
INDEPENDENT SCHOOL DISTRICT	§	
	§	
VS.	§	HARRIS COUNTY, T E X A S
	§	
FRANCES MAXINE LANGLEY ET AL	§	189th JUDICIAL DISTRICT COURT

**COVER SHEET FOR PROPOSED RESALE OF TAX PROPERTY**

Cause Number: 2023-47047

Style: *Goose Creek CISD v. Frances Maxine Langley et al*

Legal Description: LOT SIX (6), BLOCK TWENTY-FOUR (24), TOWN OF GOOSE CREEK, NOW BAYTOWN, AN ADDITION IN HARRIS COOUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 59 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Account No: 038-315-000-0006

Street Address: 222 E. Jack Ave, Baytown TX 77520

**Suggested Minimum Opening Bid: \$8,000.00**

**Basis for Recommendation:** This property was posted for tax sale on March 4, 2025. 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 \$8,000.00. 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 #: 2023-47047 HCAD Acct: 038-315-000-0006  
Bid Amount: \$8,000.00 Property Value: \$37,500.00  
Style: Goose Creek CISD v. Frances Maxine Langley et al  
Minimum Bid at first sale: \$37,500.00  
Strike Off Date: 03/04/2025 Redemption Expires: 03/04/2026

### **JUDGMENT INFORMATION**

<b><u>TAX ENTITY</u></b>	<b><u>TAX YEARS</u></b>	<b><u>AMOUNT DUE</u></b>
Goose Creek & Lee College	2008-2023	\$23,533.75
City of Baytown	2008-2023	\$11,872.97
City of Baytown Liens	2012-2024	\$14,793.44
Harris County	2008-2023	\$8,645.01
	<b><u>TOTAL</u></b>	<b><u>\$58,845.17</u></b>

### **COSTS**

Publication Fee:	\$600.00
Court Costs:	\$1,150.60
Title Fee:	\$238.00
Deed Recording:	\$66.92
Firm Costs:	\$290.00
Constable Re-Sale Fee:	\$280.00
Attorney Ad Litem Fee:	\$1,500.00
	<b><u>TOTAL</u></b>
	<b><u>\$4,012.13</u></b>

Bid Amount	<u>\$8,000.00</u>
Costs	<u>\$4,125.52</u>
Net to Distribute (Taxes)	<u>\$3,874.48</u>
*Post Judgment	<u>\$1,071.58</u>

<b>ENTITY</b>	<b>PERCENTAGE</b>	<b>DISBURSEMENT AMOUNT</b>
Goose Creek CISD	53.42%	\$2,069.75
City of Baytown	26.95%	\$1,044.17
Harris County	19.63%	\$760.56
	<b><u>TOTAL</u></b>	<b><u>\$3,874.48</u></b>

Public Resale Analysis – Goose Creek: 2023-47047

*\*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.: 2023-47047  
Style: *Goose Creek CISD v. Frances Maxine Langley et al*  
Property Address: 222 E. Jack Ave., 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 \$8,000.00 (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 \$8,000.00 (as outlined in Exhibit “A”).

**SIGNED AND ENTERED** on this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

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

**EXHIBIT “A”**

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