

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
1301 East 8th Street, Suite 200
Odessa, Texas 79761
(432) 332-9047
fax: (432) 333-7012

Mark A. Flowers

March 20, 2012

Mr. Brian Moersch
Ector County Independent School District
Executive Director
of District Operations
802 N. Sam Houston
Odessa, TX 79761

RE: REQUEST FOR A DECISION FROM THE BOARD OF TRUSTEES OF ECISD TO SELL PROPERTY FOR LESS THAN MARKET VALUE SPECIFIED IN THE JUDGMENT OF FORECLOSURE AND ALSO LESS THAN THE TOTAL AMOUNT OF JUDGMENTS AGAINST THE PROPERTY

Dear Mr. Moersch:

Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 501 Patterson Ave. for \$2,540, which is less than the market value specified in the judgment of foreclosure against the property and is also less than the total amount of the judgment against the property.

Pursuant to the inter-local agreement, which was set up to sell these properties, Trower Realtors has obtained a contract on the property and the buyer, Jorge Guitierrez Zaragosa, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 501 Patterson Ave. and has an appraised value of \$10,421.66. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1994.

I request that this be placed on the agenda to obtain a decision from the Board of Trustees on whether to sell the above described property for less than the market value and the total judgment amount taken against the property by the taxing entities.

If you have any questions, please do not hesitate to call me at 332-9047.

Sincerely,



Mark A. Flowers
Attorney

Meeting Date: _____

_____ Approved OR _____ Not Approved



Trower Realtors, Inc.

Residential/Commercial/Property Management

1412 E. 8th
Odessa, Texas 79761

Phone (432) 333-3211
Fax (432) 333-4329

March 6, 2012

RE: 501 Patterson

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for 0.1377 acres in a residential neighborhood inside the city limits.

My listing price is \$10421.66 This contract is for \$2,540. This property has been listed since September 20, 2008.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

Tax Resale Distribution Sheet

Address: 501 Patterson
Cause #: B-7568-T, Ector County Independent School District, et al vs. Anthony Ray Rivers
Legal Description: Lot 1, Block 7, Patterson, Ector County, Texas

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$2,052.68	0.469221538	\$537.46
COLLEGE	\$335.90	0.076783286	\$87.95
CED	\$0.00	0	\$0.00
CITY	\$1,088.02	0.248710183	\$284.88
HOSPITAL	\$120.52	0.027549633	\$31.56
COUNTY	\$777.53	0.177735362	\$203.58
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$2,540.00
REALTOR'S FEE:	\$400.00
CLOSING:	\$0.00
COURT COSTS:	\$418.00
SHERIFF'S FEE:	\$100.00
COSTS:	\$476.58
	<hr/>
	\$1,145.42

DEED TRANSFERRING TITLE INTO ECTOR COUNTY AS OF 9/28/2008