

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 29, 2010

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

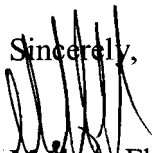
Dear Mr. Moersch:

Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 706 S. Grandview for \$50,000.00, 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, Luis Suarez & Edward Hernandez, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 706 S. Grandview and has an appraised value of \$62,273.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1989.

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 29, 2010

RE: 706 S. Grandview

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for .310 acres in a commercial neighborhood with city utilities.

My listing price is \$62,273.00. This contract is for 50,000.00. This property has been listed since July 28, 2003.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

Tax Resale Distribution Sheet

Address: 706 South Grandview Ave
Cause #: CC-6929-T; Tract 4; Ector County vs. Colonus Roberson, Jr., et al
Legal Description: Lot 1, Block 14, Southeast Industrial Sites 14-35, City of Odessa

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$23,600.63	0.381033098	\$17,722.10
COLLEGE	\$6,436.54	0.103918191	\$4,833.30
CED	\$6,972.92	0.112578067	\$5,236.08
CITY	\$16,627.72	0.268455193	\$12,486.03
HOSPITAL	\$1,564.20	0.02525407	\$1,174.58
COUNTY	\$6,736.52	0.10876138	\$5,058.56
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$50,000.00
REALTOR'S FEE:	\$3,000.00
CLOSING:	\$0.00
COURT COSTS:	\$58.08
SHERIFF'S FEE:	\$16.67
COSTS:	\$414.60
	<hr/>
	\$46,510.65

DEED TRANSFERRING TITLE INTO ECTOR COUNTY

RECORDED ON:

28-Jul-03