

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1301 EAST 8TH STREET, SUITE 200

ODESSA, TEXAS 79761-4703

432/332-9047

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06-03-14 P05:03 RCVD

Mark A. Flowers

May 30, 2014

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:

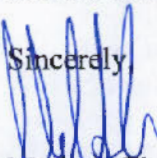
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD  
a request to sell vacant triangular lot at 712 South Dixie, for \$1,000.00.

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, Jesus Jimenez, has deposited  
\$500.00 with Linebarger Goggan Blair & Sampson, LLP. The property is located at vacant  
triangular lot at 712 South Dixie, and has an appraised value of \$3,226.00. I have attached an  
exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this  
property have been delinquent since 1978. I have also attached a letter from Mr. Jimenez to our  
office.

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

**Tax Resale Distribution Sheet**

Address: 712 South Dixie  
Cause #: CC2-7266-T; Ector County vs Tex Plastics, Inc. et al  
Legal Description: A Portion of Lots 6, 7 and 8, Block 3, Morningside Annex

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$742.86	0.419699658	\$251.82
COLLEGE	\$53.69	0.030333676	\$18.20
CED	\$0.00	0	\$0.00
CITY	\$345.02	0.194928756	\$116.96
HOSPITAL	\$28.66	0.016192273	\$9.72
COUNTY	\$599.75	0.338845637	\$203.31
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$1,000.00
REALTOR'S FEE:	\$400.00
CLOSING:	\$0.00
COURT COSTS:	\$0.00
SHERIFF'S FEE:	\$0.00
COSTS:	\$0.00
	<hr/>
	\$600.00

DEED TRANSFERRING TITLE INTO ECTOR CO., TRUSTEE      RECORDED ON:      28-Aug-01



Trower Realtors, Inc.

Residential / Commercial / Property Management

1412 E. 8th  
Odessa, Texas 79761

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

May 6, 2014

RE: 712 South Dixie

Ector County Taxing Entities  
Odessa, Texas

Gentlemen:

This offer is for a .145 acre tract described as a portion of Lots 6, 7 and 8, Block 3, Morningside Annex in a business neighborhood with city utilities. However, this property has no access to the alley way or street and this offer was submitted by an adjacent landowner at 714 S Dixie.

My listing price is \$3,226.00. This contract is for \$1,000.00. This property has been struck off to the county since August 28, 2001.

I recommend that we accept this offer.

Sincerely,

Shawn Crouch  
Trower Realtors, Inc.