

CAUSE NO. 2022-25928

GOOSE CREEK CONSOLIDATED  
INDEPENDENT SCHOOL DISTRICT

VS.

CARL DAVID COFFMAN

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IN THE DISTRICT COURT, OF

HARRIS COUNTY, T E X A S

152nd JUDICIAL DISTRICT COURT

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

Cause Number: 2022-25928

Style: *Goose Creek CISD v. Carl David Coffman*

Legal Description: LOT SEVEN (7), BLOCK NINE (9), HIGHLANDS TOWNSITE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 14 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

HCAD Acct. No.: 058-257-009-0007

Street Address: 102 N Magnolia St Highlands TX 77562

**Suggested Minimum Opening Bid: \$10,000.00**

**Basis for Recommendation:** This property was posted for tax sale on May 7, 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.

## PUBLIC RESALE BID ANALYSIS

Cause #: 2022-25928

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Bid Amount: \$10,000.00

Property Value: \$94,608.00

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Minimum Bid at first sale: \$32,819.45

Strike Off Date: 05/07/2024

Redemption Expires: 05/07/2025

### **JUDGMENT INFORMATION**

<b><u>TAX ENTITY</u></b>	<b><u>TAX YEARS</u></b>	<b><u>AMOUNT DUE</u></b>
Goose Creek & Lee College	2011-2022	\$17,929.67
Harris County	2011-2022	\$7,046.78
HCESD #14	2012-2022	\$527.24
HCWCID #1	2016-2022	\$2,471.82
	<b><u>TOTAL</u></b>	<b><u>\$27,975.51</u></b>

### **COSTS**

Publication Fee:	\$600.00
Court Costs:	\$1,055.63
Tax Master Fee:	\$50.00
Title Fee:	\$173.00
Deed Recording:	\$67.06
Firm Costs:	\$160.00
Constable Re-Sale Fee:	\$225.00
Attorney Ad Litem Fee:	\$1,500.00
<b><u>TOTAL</u></b>	<b><u>\$4,380.69</u></b>

Bid Amount	<u>\$10,000.00</u>
Costs	<u>\$4,380.69</u>
Net to Distribute (Taxes)	<u>\$5,619.31</u>
*Post Judgment	<u>\$2,218.39</u>

<b>ENTITY</b>	<b>PERCENTAGE</b>	<b>DISBURSEMENT AMOUNT</b>
Goose Creek CISD	64.09%	\$3,601.42
Harris County	25.19%	\$1,415.50
HCESD #14	1.88%	\$105.64
HCWCID #1	8.84%	\$496.75
	<b><u>TOTAL</u></b>	<b><u>\$5,619.31</u></b>

Public Resale Analysis – Goose Creek: 2022-25928

*\*Post judgment tax year(s) 2023-2024 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**

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Property Address: 102 N Magnolia St Highlands TX 77562

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.

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**James Campisi, Secretary,  
Board of Trustees,  
Goose Creek CISD**

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**Helen Berrott-Tims, President,  
Board of Trustees,  
Goose Creek CISD**

## EXHIBIT "A"

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