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Mark A. Flowers

May 7, 2004

Mr. Bruce Revell
Executive Director for Finance
and Business 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. Revell:

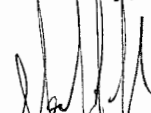
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 405 WABASH for \$1,000.00, which is less than the market value specified in the judgment of foreclosure against the property and is also less than the total amount of the judgment against the property.

Pursuant to the inter-local agreement, which was set up to sell these properties, Eidson Wasson Realtors has obtained a contract on the property and the buyer, ODESSA CREATIVE HOUSING SOLUTION, INC., has deposited \$500.00 with Eidson Wasson. The property is located at 405 WABASH and has an appraised value of \$1,248. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid.

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 or Joe Zant at 362-2558.

Sincerely,



Mark A. Flowers
Attorney

03-22-04A11:10 ACVD



EIDSON WASSON,
REALTORS®

4200 MAPLE
ODESSA, TX 79762
BUS. (915) 362-2567

APRIL 5, 2004

ECTOR COUNTY TAXING ENTITIES
ODESSA, TX

RE: 405 WABASH

GENTLEMEN:

THIS IS A VERY SMALL LOT, ONLY .110 OF AN ACRE LOCATED IN A
RESIDENTIAL AREA ON WABASH. IT HAS CITY UTILITIES AVAILABLE.
MY LISTED PRICE IS \$1,000.00.

I HAVE HAD THIS PROPERTY SINCE MAY 14, 1999.
THIS IS THE FIRST OFFER WE HAVE HAD ON THIS PROPERTY

I RECOMMEND THAT WE ACCEPT THIS OFFER.

SINCERELY,

BILLIE RAGAN
COLDWELL BANKER
EIDSON WASSON REALTORS



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Tax Resale Distribution Sheet

Address: 405 WABASH
Cause #: D-6928-T; TRACT 3
Legal Description: LOT 3, BLOCK 4, SUNRISE HEIGHTS

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$1,298.18	0.349837367	\$190.00
COLLEGE	\$265.54	0.071558501	\$38.86
CED	\$324.55	0.087460689	\$47.50
CITY	\$885.12	0.238524743	\$129.54
HOSPITAL	\$177.02	0.047703871	\$25.91
COUNTY	\$760.40	0.20491483	\$111.29
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$1,000.00
REALTOR'S FEE:	\$30.00
CLOSING:	\$0.00
COURT COSTS:	\$112.00
SHERIFF'S FEE:	\$18.75
COSTS:	<u>\$296.15</u>
	\$543.10

DEED TRANSFERRING TITLE INTO ECISD TRUSTEE RECORDED ON: 28-May-99