

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

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Mark A. Flowers

November 6, 2003

Mr. Bruce Revell
Executive Director for Finance
and Business Operations
802 N. Sam Houston
Odessa, TX 79761

12-01-03 A07:56 RCVD

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:

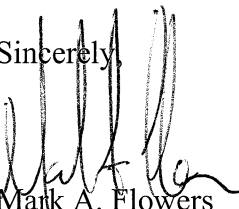
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 401, 403, & 405 SOUTH HANCOCK for \$1,600.00, which is less than the market value specified in the judgment of foreclosure against the property and is also less than the total amount of the judgment 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, BENITA ANN SALAZAR, has deposited \$500.00 with Eidson Wasson. The property is located at and has an appraised value of \$4,368.00. 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



May 20, 2003

4200 Maple • Odessa, Texas 79762 • (915) 362-2567 • Fax # (915) 362-7806

Re: 401, 403 & 405 S. Hancock

ECTOR COUNTY TAXING ENTITIES
ODESSA, TX

ECISD R31518
401 10031339

C5343

403 - does not exist
405 - does not exist

GENTLEMEN:

This is three small (40' wide, each) that I have had on the market since November, 1999. It is located within the city and has city utilities available.

The prospective buyer wishes to make this their home. This is my third contract but none have worked out. Normally, I would not make the recommendation to accept this offer, but in view that we have had this for so long, and the lots are so small, I have second thoughts. I asked the people to up their price and they refused.

I recommend that we accept this offer of \$1600. My listed price is \$2500.00

Sincerely,

Billie Ragan

Billie Ragan
Eidson Wasson Realtors
Odessa, TX 79762



MLS

Tax Resale Distribution Sheet

Address: 401, 403 AND 405 SOUTH HANCOCK, ODESSA, TEXAS
Cause #: C-5343-T; ECISD, ET AL VS. JOYCE MCCULLOUGH
Legal Description: LOTS 11, 12 AND 13, BLOCK 21, CANNONDALE ADDITION

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$1,328.84	0.537187209	\$451.77
COLLEGE	\$95.48	0.038598052	\$32.46
CED	\$128.46	0.051930307	\$43.67
CITY	\$588.65	0.237963375	\$200.13
HOSPITAL	\$44.61	0.018033715	\$15.17
COUNTY	\$287.66	0.116287343	\$97.80
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$1,600.00
REALTOR'S FEE:	\$48.00
CLOSING:	\$0.00
COURT COSTS:	\$316.00
SHERIFF'S FEE:	\$145.00
COSTS:	<u>\$250.00</u>
	\$841.00

DEED TRANSFERRING TITLE INTO ECTOR COUNTY ISD, TRUSTEE

RECORDED ON 1-23-97