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Mark A. Flowers

April 17, 2018

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 Ector County Independent School District a request to sell property located in the Midway Country Estates Subdivision in Gardendale for \$40,500.00, 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.

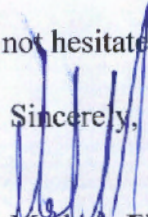
Pursuant to the inter-local agreement, which was set up to sell these properties, Trower Realtors has obtained a contract on the property and the buyer, Michael Todd Welch, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located in the Midway Country Estates Subdivision in Gardendale and has a tax appraised value of \$156,495.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1984.

While this bid may seem low compared to the tax appraised value listed above, you may wish to consider additional factors in making your decision. I can discuss this in greater detail by phone or in person.

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 231-1150.

Sincerely,


Mark A. Flowers
Attorney

Meeting Date: _____
_____ Approved OR _____ Not Approved

Tax Resale Distribution Sheet

Address: Property in Midway Country Estates
Cause #: B-8336-T; Ector County Vs. G.H. Miller, et al
Legal Description: See attached for legal description

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$171,799.94	0.60	\$27,090.84
COLLEGE	\$19,327.50	0.07	\$3,160.60
CED	\$23,622.50	0.08	\$3,612.11
HOSPITAL	\$8,909.48	0.03	\$1,354.54
COUNTY	\$62,831.02	0.22	\$9,933.31

BID PRICE:	\$40,500.00
REALTOR'S FEE:	\$2,430.00
CLOSING:	\$0.00
COURT COSTS:	\$620.00
SHERIFF'S FEE:	\$100.00
COSTS:	\$658.60
	<hr/>
	\$36,691.40

DEED TRANSFERRING TITLE INTO ECTOR CO, TRUSTEE RECORDED ON:

10/7/2004

TAX RESALE PROPERTY DESCRIPTION
CAUSE #B-8336-T; Ector County vs. G.H. Miller, et al

Lots 3, 4, 5 6, 7, and the West part of Lot 8 and Lot 13 less West part, that lies in Ector County, 14, 15, 16, 17, and 18, Block 10; Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 7; and Lots 6, 7, and part of 8, that lies in Ector County, Block 12, all said lots and blocks situated in the Midway Country Estates Subdivision, Ector County, Texas, according to the map or plat thereof, recorded in Volume/Cabinet "A", Page/Slide 55B, Plat Records, Ector County, Texas. (Accounts #19180.00480, 19180.00490, 19180.00500, 19180.00510, 19180.00520, 19180.00530, 19180.00550, 19180.00560, 19180.00570, 19180.00580, 19180.00590, 19180.00600, 19180.00090, 19180.00100, 19180.00110, 19180.00120, 19180.00130, 19180.00140, 19180.00150, 19180.00160, 19180.00170, 19180.00180, 19180.00680, 19180.00690, and 19180.00700) which is located at NCR 1298.