

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1301 EAST 8TH STREET, SUITE 200
ODESSA, TEXAS 79761-4703

432/332-9047
FAX: 432/333-7012

11-04-13 P03:03 IN

Mark A. Flowers

October 31, 2013

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:

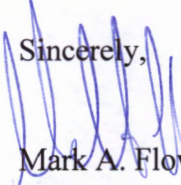
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD
a request to sell a vacant lot on East 2nd Street for \$47,718.00.

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, Norma Ortiz-Dirlam, has
deposited \$500.00 with Linebarger Goggan Blair & Sampson, LLP. The property is a vacant lot
on East 2nd Street and has an appraised value of \$77,391.00. I have attached an exhibit
indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have
been delinquent since 1994.

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: Vacant lot on East 2nd Street
Cause #: CC-2493-T; Ector County vs Obie Grief, et al
Legal Description: Lot 8 and Lot 15 and West 40 feet of N/2 of Lot 9, Block 13, Royalty Heights

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$37,902.18	0.440000042	\$19,736.20
COLLEGE	\$7,752.72	0.090000024	\$4,036.95
CED	\$0.00	0	\$0.00
CITY	\$25,842.39	0.299999965	\$13,456.50
HOSPITAL	\$5,168.48	0.060000016	\$2,691.30
COUNTY	\$9,475.54	0.109999952	\$4,934.05
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$47,718.00
REALTOR'S FEE:	\$2,863.00
CLOSING:	\$0.00
COURT COSTS:	\$0.00
SHERIFF'S FEE:	\$0.00
COSTS:	\$0.00
	<hr/>
	\$44,855.00

DEED TRANSFERRING TITLE INTO ECTOR CO., TRUSTEE RECORDED ON: 26-Jun-92



Trower Realtors, Inc.

Residential/Commercial/Property Management

1412 E. 8th
Odessa, Texas 79761

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

October 16, 2013

RE: Suit #CC-2493-T; Ector County vs Obie Grief, et al
Lots 8 and 15, and the West 40 of the North half of Lot 9, Block 13, Royalty Heights

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for 1.283 acres in a commercial neighborhood without city utilities, which is the residual property remaining unsold from original tract of struck off land. The appraised value is \$47,718.00.

My listing price is \$77,391.00. This contract is for \$47,718.00. This property has been struck off to the county since June 25, 1992.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.