

CAUSE NO. 2019-44304

GOOSE CREEK CONSOLIDATED	§	IN THE DISTRICT COURT, OF
INDEPENDENT SCHOOL DISTRICT	§	
	§	
VS.	§	HARRIS COUNTY, T E X A S
	§	
TERESA L. BOWERS AKA TERESA	§	
PUCKETT AKA TERESA LORENA	§	
DUNCAN, U. S. BANK, NA AND BEACON	§	
FEDERAL CREDIT UNION	§	80TH JUDICIAL DISTRICT COURT

COVER SHEET FOR PROPOSED RESALE OF TAX PROPERTY

Cause Number: 2019-44304

Style: *Goose Creek CISD v. Teresa L. Bowers aka Teresa Puckett aka
Teresa Lorena Duncan, U. S. Bank, NA and Beacon Federal Credit Union*

Legal Description: LOT TWENTY-ONE (21), BLOCK ONE (1), POINT ROYALE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 108, PAGE 40 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Street Address: 312 Natchez St., Baytown, Texas 77520

Suggested Minimum Opening Bid: \$7,000.00

Basis for Recommendation: This property was posted for tax sale on October 4, 2022. 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 \$7,000.00. It is believed that placing this vacant lot 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 #: <u>2019-44304</u>	HCAD Acct. #: <u>097-193-000-0021</u>
Bid Amount: <u>\$6,000.00</u>	Property Value: <u>\$105,948.00</u>
Style: <u>Goose Creek CISD v. Teresa L. Bowers</u>	Minimum Bid at first sale: <u>\$93,232.06</u>
Strike Off Date: <u>10/04/2022</u>	Redemption Expires: <u>4/22/2023</u>

JUDGMENT INFORMATION

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
Goose Creek & Lee College	2003-2021	\$47,444.60
City of Baytown	2003-2021	\$25,613.14
Harris County	2007-2021	\$15,489.23
		<u>Total \$88,546.97</u>

COSTS

Publication Fee:	\$250.00
Court Cost:	\$1,171.43
Title Fee:	\$29500
Deed Recording	\$60.07
Firm Costs:	\$118.00
Constable Re-sale fee	\$225.00
	<u>Total \$2,169.50</u>

PROPOSED DISTRIBUTION

Bid Amount:	<u>\$ 7,000.00</u>	Costs: <u>\$2,169.50</u>
Net to Distribute: (Towards taxes)	<u>\$ 4,830.50</u>	*Post Judgment: \$3,316.59

<u>ENTITY</u>	<u>PERCENTAGE</u>	<u>AMOUNT TO DISBURSE</u>
Goose Creek CISD	53.58%	\$2,588.18
City of Baytown	28.93%	\$1,397.46
Harris County	17.49%	\$844.86
TOTAL:		\$ 4,830.50

Public Resale Analysis – Goose Creek: 2019-44304

**Post judgment tax year(s) 2022 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**

Cause No.: 2019-44304
Style: *Goose Creek CISD v. Teresa L. Bowers aka Teresa Puckett aka
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Property Address: 312 Natchez St., Baytown, Texas 77520

On the ____ day of _____, 2024, 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 \$7,000.00 (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 \$7,000.00 (as outlined in Exhibit "A").

SIGNED AND ENTERED on this ____ day of _____, 2024.

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

**Tiffany Guy, President,
Board of Trustees,
Goose Creek CISD**

EXHIBIT "A"

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