

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
1301 East 8th Street, Suite 200
Odessa, Texas 79761
(432) 332-9047
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Mark A. Flowers

September 27, 2006

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

10-03-05A10:27 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 Country Club Drive for \$60,000.00, 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, Trower Realtors has obtained a contract on the property and the buyer, David Duree, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at Country Club Drive and has an appraised value of \$89,500.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since _____.

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
Daniel A. Albidrez
Attorney

Meeting Date: _____
_____ Approved OR _____ Not Approved



Trower Realtors, Inc.

Residential/Commercial/Property Management

1412 E. 8th
Odessa, Texas 79761

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

September 14, 2006

RE: Country Club Drive

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for a 5.40 acre tract in a residential neighborhood with city utilities.

My listing price is \$74,100.00. This contract is for 60,000.00. This property has been listed since February 24, 1993.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

Tax Resale Distribution Sheet

Address: 2250 COUNTRY CLUB DRIVE
Cause #: CC-2613; ECISD, ET AL VS. C&K INDUSTRIAL
Legal Description: LOT 3, BLOCK 1, CHRISTOPHER ESTATES, CITY OF ODESSA

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$28,711.35	0.389525261	\$21,969.22
COLLEGE	\$8,972.30	0.121726687	\$6,865.39
CED	\$0.00	0	\$0.00
CITY	\$22,131.67	0.300259115	\$16,934.61
HOSPITAL	\$0.00	0	\$0.00
COUNTY	\$13,893.25	0.188488937	\$10,630.78
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$60,000.00
REALTOR'S FEE:	\$3,600.00
CLOSING:	\$0.00
COURT COSTS:	\$0.00
SHERIFF'S FEE:	\$0.00
COSTS:	\$0.00
	<hr/>
	\$56,400.00

DEED TRANSFERRING TITLE INTO ECTOR CO, TRUSTEE RECORDED ON: 2/24/1993