

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

Mark A. Flowers

April 30, 2021

Dr. Scott Muri, Superintendent
Ector County Independent School District
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 Dr. Muri:

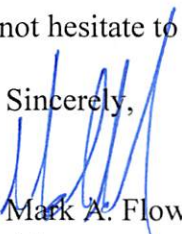
Please place on the agenda of the next board meeting of the Board of Trustees of Ector County Independent School District a request to sell property located at 218 Park, Odessa, Texas for \$65,000.00, which is less than the market value specified in the judgment of foreclosure against the property and 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, Barracuda Down Hole, LLC, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 218 Park, Odessa, Texas and had an appraised value of \$489,529 as of 2018 however the City of Odessa has since demolished the metal warehouse building leaving only the vacant land, which had an appraised value of \$51,150 as of 2018. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1991.

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 432-231-1150.

Sincerely,


Mark A. Flowers
Attorney

Meeting Date: _____
____ Approved OR _____ Not Approved

Tax Resale Distribution Sheet

Address: 218 North Park, Odessa, Texas
Cause #: CC-17-042-T; Ector County Appraisal District, et al vs Texas Flange Inc.
Legal Description: Lots 1 and 2, Block 12, Royalty Heights, City of Odessa
Acct #27750.03360.00000

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$243,841.91	0.49999999	\$22,873.75
COLLEGE	\$39,014.70	0.079999987	\$3,659.80
CED	\$0.00	0	\$0.00
ODESSA	\$102,413.60	0.209999991	\$9,606.97
HOSPITAL	\$19,507.36	0.040000014	\$1,829.90
COUNTY	\$82,906.26	0.170000018	\$7,777.08
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$50,000.00
REALTOR'S FEE:	\$3,000.00
CLOSING:	\$0.00
COURT COSTS:	\$364.00
SHERIFF'S FEE:	\$62.50
COSTS:	\$826.00
	<hr/>
	\$45,747.50

DEED TRANSFERRING TITLE INTO ECTOR CO., TRUSTEE RECORDED ON: 30-Oct-18



Trower Realtors, Inc.

Residential / Commercial / Property Management

1412 E. 8th
Odessa, Texas 79761

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

April 26, 2021

RE: Suit #CC-17-042-T; Ector County Appraisal District, et al vs Texas Flange Inc.

Lots 1-2, Block 12, Royalty Heights, City of Odessa

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for a vacant lot located on Lots 1-2, Block 12, Royalty Heights Addition, at 218 Park, in a commercial neighborhood inside the city limits.

The listing price was \$489,529.00 and a 2018 tax appraisal value of \$489,529.00 however the City of Odessa has since demolished the metal warehouse building leaving only the vacant land, which had an appraised value of \$51,150 as of 2018.. This contract is for \$50,000.00. I have had this property listed since November 1, 2018.

I recommend that we accept this offer.

Sincerely,

Shawn Crouch
Trower Realtors, Inc.

PROPERTY OWNER NAME & MAILING ADDRESS

TEXAS FLANGE CO
C/O OMER MARLA
8610 WESTVIEW DR
HOUSTON TX 77055-4819


ECAD ACCOUNT NUMBERS

27750.03360.00000
R100048594

EXEMPTIONS

Undivided Interest: 1.0000000

Vol: Page: Inst:

1301 E. 8TH ST
Odessa, TX 79761
(432) 332-6834
www.ectorcad.org

PROPERTY LEGAL DESCRIPTION

ROYALTY HEIGHTS 60
BLOCK 12
LOTS 1-2

TAXING ENTITIES
CURRENT TAX RATE

ECTOR COUNTY I S D	0.0114957
ECTOR COUNTY	0.0038721
CITY OF ODESSA	0.0049325
ODESSA COLLEGE	0.0020642
ECTOR CO HOSPITAL DIST	0.0011792

SITUS: 218 PARK AVE
SQFT: 93,001 ACRES: 2.1350

BUILDING DETAIL

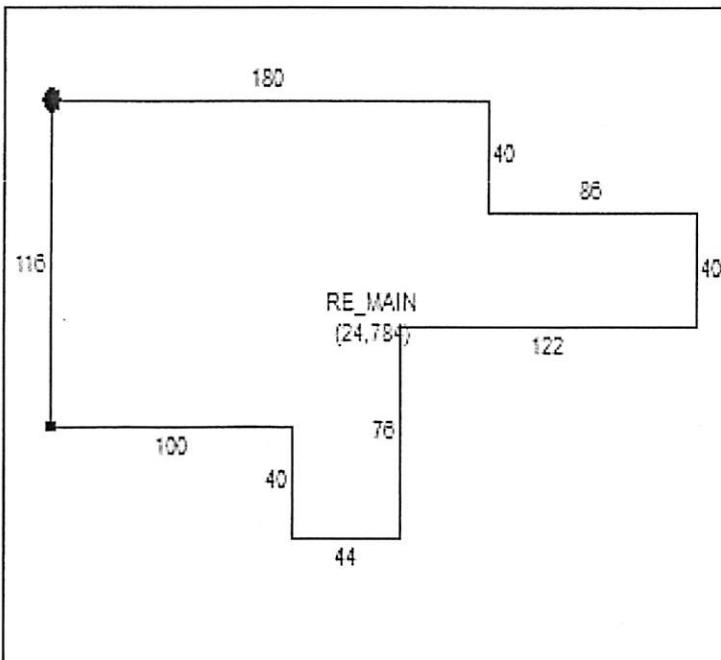
Description	Sq Ft	Year Built
SB3M - MACH SHOP	24,784	1964

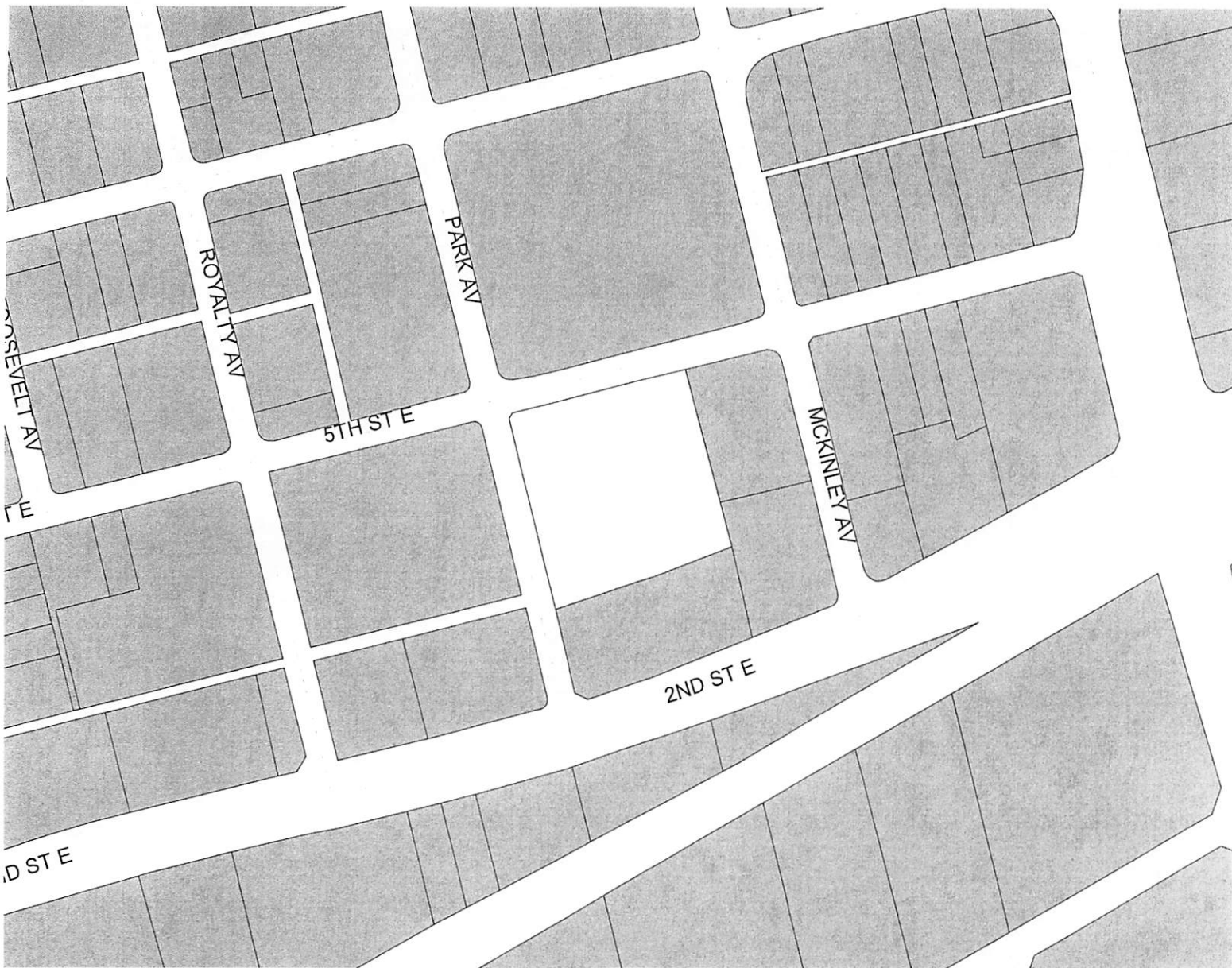
PROPERTY VALUES

This document is a WORKING PAPER ONLY. Values are not certified as official.

	2018 TAX YEAR	2017 TAX YEAR
PRODUCTIVITY		
LAND	51,150	51,150
IMPROVEMENT	438,379	438,379
PERSONAL PROPERTY	0	0
TOTAL MARKET	489,529	489,529
Less Limited Amount on 10% Homestead Increase	0	0
APPAISED VALUE	489,529	489,529

T.O. ID: 00





-  Streets
-  Parcels
-  Current Selections



ECTOR COUNTY APPRAISAL
DISTRICT
1301 E 8TH STREET
ODESSA, TX, 79761-4722
(432) 332-6834

Disclaimer: This Map is for illustrative purposes only,
and is not suitable for parcel specific decision making.
The areas depicted here may contain error of content,
completeness and accuracy.

CONNECTEXPLORER



map: Auto (Oblique) Dec 2017 - Jan 2018 image 1 of 3 12/15/2017

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

CORRECTION SHERIFF'S TAX DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF ECTOR

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Ector County, dated June 27, 2018 on a certain judgment rendered in said Court on 27th day of March, 2018, in a certain **SUIT NUMBER CC-17-042-T; Tract 2, Ector County Appraisal District, Et Al vs. Texas Flange Inc, I, Sheriff Mike Griffis, Sheriff of said County, did upon June 2, 2018, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on Monday, July 9, 2018, in the Odessa American, a newspaper published in the County of Ector, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday in August, 2018, beginning at 10:00 AM sold said hereinafter described land or lots at public venue, at the West door of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:**

**ECTOR COUNTY TRUSTEE
1010 EAST EIGHTH ST
ODESSA, TX 79761-4703**

for the use and benefit of itself and City of Odessa, Ector County Independent School District and Ector County Hospital District, there being no bid, other than the bid on behalf of the trustee taxing unit, for as much as the adjudged value of the said property or the amount of the taxes, interest, penalties and costs.

NOW, THEREFORE, I, Sheriff Mike Griffis, Sheriff aforesaid, by virtue of the authority vested in me by law have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said Ector County Appraisal District, in trust, for the use and benefit of itself and City of Odessa, Ector County Independent School District and Ector County Hospital District City of Odessa, Ector County Independent School District and Ector County Hospital District and their assigns all of the estate, right, title and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

Lots 1 and 2, Block 12, Royalty Heights Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 420, Deed Records of Ector County, Texas. (Account #27750.03360.00000)

TO HAVE AND TO HOLD the above described premises unto the said Ector County Appraisal District, as trustee, its successors and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

THIS CORRECTION SHERIFF'S TAX DEED IN MADE IN PLACE OF THAT CERTAIN SHERIFF'S TAX DEED DATED SEPTEMBER 21, 2018 AND RECORDED AS DOCUMENT #2018-00016195 IN THE OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS WHEREIN THE GRANTEE WAS INCORRECTLY REFLECTED AS ECTOR COUNTY APPRAISAL DISTRICT WHEN IN FACT THE GRANTEE IS ECTOR COUNTY, TRUSTEE. THIS CORRECTION SHERIFF'S TAX DEED REPLACES THAT DEED FOR ALL PURPOSES

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 21 day of September, 2018.

Sheriff Mike Griffis
Sheriff, Ector County, Texas

E. Baeza
By: Sgt. Elizabeth Baeza

STATE OF TEXAS

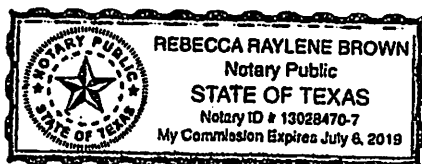
X

COUNTY OF ECTOR

X

Before me, the undersigned authority, on this day personally appeared Sgt. Elizabeth Baeza, of Ector County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF September, 2018.



Rebecca Raylene Brown
Printed Name: Rebecca Raylene Brown
Notary Public, State of Texas
My Commission Expires: July 6, 2019

After recording return to:
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
1301 EAST 8th STREET, SUITE 200
ODESSA, TEXAS 79761-4703
(432) 332-9047; FAX (432) 333-7012



STATE OF TEXAS
COUNTY OF ECTOR

I hereby certify that this instrument was filed on 10/30/2018 at
02:59 PM by me and was duly recorded under the document number
2018-00017521 in the Official Public Records of Ector County, Texas.

Linda Haney, County Clerk
Ector County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF
THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER
FEDERAL LAW AND IS UNENFORCEABLE.

Returned To: LINEBARGER GOGGAN BLAIR & SAMPSON LLP
ATTORNEYS AT LAW
1301 E 8TH STREET SUITE 200
ODESSA, TX 79761