

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
1301 East 8th Street, Suite 200
Odessa, Texas 79761
(432) 332-9047
fax: (432) 333-7012

Mark A. Flowers

July 1, 2009

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 2121 W. 2nd Street for \$20,000.00, 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, Sandra Calderon, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 2121 W. 2nd Street and has an appraised value of \$24,751.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1979.

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: 2121 W. 2nd Street
Cause #: C-5829-T;
Legal Description: Lots 10, 11, 12, 13, 14, 15 and NE PT of Lots 16, 17, 18, Block 2 Byrens Addition

| | <u>Taxes Owed</u> | <u>Percentage</u> | <u>\$ to be Received</u> |
|-----------------|--------------------------|--------------------------|---------------------------------|
| SCHOOL | \$2,922.85 | 0.213865926 | \$3,807.27 |
| COLLEGE | \$2,391.41 | 0.174980281 | \$3,115.02 |
| CED | \$502.76 | 0.03678712 | \$654.89 |
| CITY | \$3,001.30 | 0.219606139 | \$3,909.45 |
| HOSPITAL | \$227.27 | 0.016629423 | \$296.04 |
| COUNTY | \$4,621.15 | 0.338131112 | \$6,019.45 |
| UTILITY | \$0.00 | 0 | \$0.00 |

| | |
|----------------|-------------|
| BID PRICE: | \$20,000.00 |
| REALTOR'S FEE: | \$1,200.00 |
| CLOSING: | \$0.00 |
| COURT COSTS: | \$445.00 |
| SHERIFF'S FEE: | \$50.00 |
| COSTS: | \$502.88 |
| | <hr/> |
| | \$17,802.12 |

DEED TRANSFERRING TITLE INTO ECTOR COUNTY

RECORDED ON: 5-Jul-02



Trower Realtors, Inc.

Residential/Commercial/Property Management

1412 E. 8th
Odessa, Texas 79761

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

July 2, 2009

RE: 2121 W. 2nd Street

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for .800 acres in a residential neighborhood with city utilities.

My listing price is \$27,900.00. This contract is for 20,000.00. This property has been struck off to the county since November 21, 1997.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
1301 East 8th Street, Suite 200
Odessa, Texas 79761
(432) 332-9047
fax: (432) 333-7012

Mark A. Flowers

July 1, 2009

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
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JUDGMENT OF FORECLOSURE AND ALSO LESS THAN THE TOTAL AMOUNT
OF JUDGMENTS AGAINST THE PROPERTY

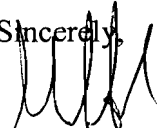
Dear Mr. Moersch:

Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell E 2nd Street for \$20,000.00, 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, Cosme D. Valenzuela, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at E 2nd Street and has an appraised value of \$24,800.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1982.

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: E. 2nd Street
Cause #: D-6994-T; Tract 2
Legal Description: The west 125 feet of Lot 13, Block 13, Royalty Heights Addition, addition to the City of Oc

| | <u>Taxes Owed</u> | <u>Percentage</u> | <u>\$ to be Received</u> |
|-----------------|--------------------------|--------------------------|---------------------------------|
| SCHOOL | \$2,848.30 | 0.188042347 | \$3,434.42 |
| COLLEGE | \$2,330.43 | 0.15385301 | \$2,809.98 |
| CED | \$470.56 | 0.031065972 | \$567.39 |
| CITY | \$2,417.06 | 0.159572249 | \$2,914.44 |
| HOSPITAL | \$214.20 | 0.014141302 | \$258.28 |
| COUNTY | \$6,866.57 | 0.453325121 | \$8,279.57 |
| UTILITY | \$0.00 | 0 | \$0.00 |

| | |
|----------------|-------------|
| BID PRICE: | \$20,000.00 |
| REALTOR'S FEE: | \$1,200.00 |
| CLOSING: | \$0.00 |
| COURT COSTS: | \$294.00 |
| SHERIFF'S FEE: | \$37.50 |
| COSTS: | \$204.42 |
| | <hr/> |
| | \$18,264.08 |

DEED TRANSFERRING TITLE INTO ECTOR COUNTY

RECORDED ON:

5-Mar-99



Trower Realtors, Inc.

Residential/Commercial/Property Management

1412 E. 8th
Odessa, Texas 79761

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

July 2, 2009

RE: E. 2nd Street

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for .445 acres in a commercial neighborhood with city utilities.

My listing price is \$24,800.00. This contract is for 20,000.00. This property has been struck off to the county since March 5, 1999.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
1301 East 8th Street, Suite 200
Odessa, Texas 79761
(432) 332-9047
fax: (432) 333-7012

Mark A. Flowers

June 26, 2009

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

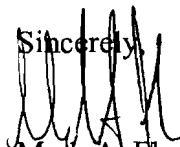
Dear Mr. Moersch:

Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 910 Hudson for \$1,500.00, 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, Flip This House (David Hernandez), has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 910 Hudson and has an appraised value of \$1,560.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1980.

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: 910 Hudson
Cause #: D-7942-T; Tract 2
Legal Description: Lot 11, Block 3, Davis Heights

| | <u>Taxes Owed</u> | <u>Percentage</u> | <u>\$ to be Received</u> |
|-----------------|--------------------------|--------------------------|---------------------------------|
| SCHOOL | \$3,061.62 | 0.28736327 | \$215.11 |
| COLLEGE | \$2,504.97 | 0.23511617 | \$176.00 |
| CED | \$373.94 | 0.035097962 | \$26.27 |
| CITY | \$2,724.06 | 0.25567993 | \$191.39 |
| HOSPITAL | \$186.49 | 0.017503928 | \$13.10 |
| COUNTY | \$1,803.10 | 0.16923874 | \$126.69 |
| UTILITY | \$0.00 | 0 | \$0.00 |

| | |
|----------------|------------|
| BID PRICE: | \$1,500.00 |
| REALTOR'S FEE: | \$400.00 |
| CLOSING: | \$0.00 |
| COURT COSTS: | \$0.00 |
| SHERIFF'S FEE: | \$0.00 |
| COSTS: | \$351.43 |
| | <hr/> |
| | \$748.57 |

DEED TRANSFERRING TITLE INTO ECTOR COUNTY

RECORDED ON:

5-Jul-02



Trower Realtors, Inc.

Residential/Commercial/Property Management

1412 E. 8th
Odessa, Texas 79761

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

July 2, 2009

RE: 910 Hudson

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for .138 acres in a residential neighborhood with city utilities.

My listing price is \$11,600.00. This contract is for 1,500.00. This property has been struck off to the county since July 5, 2002.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.