

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

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

*Mark A. Flowers*

December 7, 2007

Mr. Bruce Revell  
Executive Director for Finance  
and Business 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. Revell:

Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 2405 Catalina 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, Willis Permian Movers, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 2405 Catalina and has an appraised value of \$133,776.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1983.

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



Trower Realtors, Inc.

Residential/Commercial/Property Management

1412 E. 8th  
Odessa, Texas 79761

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

December 7, 2007

RE: 2405 Catalina

Ector County Taxing Entities  
Odessa, Texas

Gentlemen:

This offer is for 1.806 acres in a residential neighborhood with city utilities.

The listing price is \$111,427.79. This contract is for 60,000.00. The property has been listed since September 8, 1999.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley  
Trower Realtors, Inc.

**Tax Resale Distribution Sheet**

**Address:** 2405 Catalina  
**Cause #:** CC2-7188-T; Tract 1  
**Legal Description:** North 202.69 feet of Lot 1, Block 3, Westwood Addition

	<b><u>Taxes Owed</u></b>	<b><u>Percentage</u></b>	<b><u>\$ to be Received</u></b>
<b>SCHOOL</b>	\$16,561.26	0.311901293	\$17,398.13
<b>COLLEGE</b>	\$5,520.42	0.103967098	\$5,799.38
<b>CED</b>	\$2,227.37	0.041948474	\$2,339.92
<b>CITY</b>	\$10,202.08	0.192137672	\$10,717.61
<b>HOSPITAL</b>	\$1,110.89	0.020921598	\$1,167.03
<b>COUNTY</b>	\$17,475.74	0.329123865	\$18,358.83
<b>UTILITY</b>	\$0.00	0	\$0.00

BID PRICE:	\$60,000.00
REALTOR'S FEE:	\$3,600.00
CLOSING:	\$0.00
COURT COSTS:	\$312.00
SHERIFF'S FEE:	\$37.50
COSTS:	\$269.60
	<hr/>
	\$55,780.90

DEED TRANSFERRING TITLE INTO ECTOR COUNTY

RECORDED ON:

5-Jul-02