

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
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Odessa, Texas 79761
(432) 332-9047
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06-24-13 P02:11 IN

Mark A. Flowers

June 19, 2013

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 1231 S. Texas for \$8,000.00.

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, Randy & Natividad Kaberlein, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 1231 S. Texas and has an appraised value of \$16,669.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1994.

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

May 24th, 2013

RE: 1231 S. Texas

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for 0.178 acres in a residential neighborhood with city utilities.

My listing price is \$16,669.00. This contract is for \$8,000.00. This property has been struck off to the county since May 18th, 1999.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

Tax Resale Distribution Sheet

Address: 1231 S. Texas
Cause #: C-6951-T, Ecisd Et Al vs. Rudolph V. Urias Et Al
Legal Description: Lot 10, Block 4, Rodessa Heights.

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$5,632.04	0.439999688	\$3,233.78
COLLEGE	\$1,152.01	0.090000078	\$661.46
CED	\$0.00	0	\$0.00
CITY	\$3,840.03	0.3	\$2,204.85
HOSPITAL	\$768.01	0.060000312	\$440.97
COUNTY	\$1,408.01	0.109999922	\$808.44
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$8,000.00
REALTOR'S FEE:	\$480.00
CLOSING:	\$0.00
COURT COSTS:	\$133.00
SHERIFF'S FEE:	\$37.50
COSTS:	\$0.00
	<hr/>
	\$7,349.50

DEED TRANSFERRING TITLE INTC ROBERT J. MEADOWS RECORDED ON: 23-Jan-97