

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
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Odessa, Texas 79761
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12-08-07410:17 R070

Mark A. Flowers

January 2, 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:

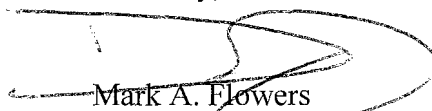
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 305 Bunche Ave for \$1,200.00, which is less than the market value specified in the judgment of foreclosure against the property and is also less than the total amount of the judgment against the 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, King Solomon Missionary Baptist Church, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 305 Bunche Ave 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 1985.

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

January 2, 2007

RE: 305 Bunche Ave

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for a .137 acre in a residential neighborhood with City utilities.

My listing price is \$1,600.00. This contract is for 1,200.00. The property has been listed since July 28, 2003.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

Tax Resale Distribution Sheet

Address: 305 BUNCHE AVE
Cause #: B-7898-T; ECTOR COUNTY, ET AL VS. ROY LEE KING, E.D. GATES AND MAGGIE G
Legal Description: LOT 13, BLOCK 22, PATTERSON SUBDIVISION, ECTOR COUNTY, TEXAS.

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$1,299.22	0.361135201	\$66.43
COLLEGE	\$265.75	0.07386869	\$13.59
CED	\$324.81	0.09028519	\$16.60
CITY	\$885.83	0.246228041	\$45.29
HOSPITAL	\$84.05	0.023362797	\$4.30
COUNTY	\$737.94	0.20512008	\$37.73
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$1,200.00
REALTOR'S FEE:	\$400.00
CLOSING:	\$0.00
COURT COSTS:	\$41.00
SHERIFF'S FEE:	\$100.00
COSTS:	<u>\$475.06</u>
	\$183.94

DEED TRANSFERRING TITLE INTO ECISD, TRUSTEE

RECORDED ON:

28-Jul-03