

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*

April 30 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 W. 16th St. for \$40,000.00.

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, Alex Rodriguez, has deposited  
\$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at W. 16th St.  
and has an appraised value of \$70,224.00. I have attached an exhibit indicating what each  
jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent  
since November 6, 2012.

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

April 24, 2013

RE: W. 16<sup>th</sup> St.

Ector County Taxing Entities  
Odessa, Texas

Gentlemen:

This offer is for 2.0940 acres in a residential neighborhood inside the city limits.

My listing price is \$56,450.00. This contract is for \$40,000.00. This property has been listed since November 6, 2012.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley  
Trower Realtors, Inc.

**Tax Resale Distribution Sheet**

**Address:** W. 16th St.  
**Cause #:** CC-9025-T  
**Legal Description:** All that certain tract or parcel of land known as Lot 'Park', Block 37, Hollywood View Addition, City of Odessa, Ector County, Texas according to the map or plat thereof, recorded in Volume 3, Page 45, Plat Records of Ector County, Texas.  
(Acct #14500.01425.00000) which is located at W. 16th St.

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$850.21	0.552360596	\$18,773.21
COLLEGE	\$115.89	0.075290892	\$2,558.93
CED	\$0.00	0	\$0.00
CITY	\$367.76	0.238924657	\$8,120.39
HOSPITAL	\$46.36	0.030118956	\$1,023.66
COUNTY	\$159.01	0.103304899	\$3,511.05
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$40,000.00
REALTOR'S FEE:	\$2,400.00
CLOSING:	\$0.00
COURT COSTS:	\$193.00
SHERIFF'S FEE:	\$2,788.07
COSTS:	\$631.69
	<hr/>
	\$33,987.24

ECISD, TRUSTEE

RECORDED ON:

6-Nov-12

DEED TRANSFERRING TITLE INTO

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

05-16-13 P01:41 IN

Mark A. Flowers

May 9, 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 1300 S. Crane for \$9,000.

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, Jose M. Rosales, has deposited  
\$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 1300 S.  
Crane and has an appraised value of \$43,797.00. 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

April 30, 2013

RE: 1300 S. Crane

Ector County Taxing Entities  
Odessa, Texas

Gentlemen:

This offer is for 0.162 acres in a residential neighborhood with city utilities.

My listing price is \$13,116.00. This contract is for \$9,000.00. This property has been struck off to the county since August 07, 2011.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley  
Trower Realtors, Inc.

**Tax Resale Distribution Sheet**

**Address:** 1300 S. Crane  
**Cause #:** B-9082-T  
**Legal Description:** 0.162 acre, more or less, situated in the T & P. RR. Co. Survey, Block 42, Section 33, Ector County, Texas as described in deed dated June 25, 1998, from Mesa Entertainment Midessa Industrial Vinyl Co., in Volume 1404, Page 545, Deed Records of Ector County,

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$529.61	0.766229257	\$5,462.78
COLLEGE	\$52.66	0.076187445	\$543.17
CED	\$0.00	0	\$0.00
CITY	\$108.92	0.157583298	\$1,123.48
HOSPITAL	\$0.00	0	\$0.00
COUNTY	\$0.00	0	\$0.00
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$9,000.00
REALTOR'S FEE:	\$540.00
CLOSING:	\$0.00
COURT COSTS:	\$606.00
SHERIFF'S FEE:	\$724.57
COSTS:	\$0.00
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	\$7,129.43

DEED TRANSFERRING TITLE INTO ECTOR COUNTY

RECORDED ON:

8-Jul-11