

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
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Odessa, Texas 79761
(432) 332-9047
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Mark A. Flowers

February 20, 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 Ector County Independent School District a request to sell property located in the Midway Country Estates Subdivision in Gardendale for \$230,000.00, 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, Gary Luna, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located in the Midway Country Estates Subdivision in Gardendale and has an appraised value of \$334,823.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1984.

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

February 23, 2009

RE: Property in Midway Country Subdivision

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

The offer is for 38.064 acres in a residential neighborhood outside city limits.

The listing price is \$327,575.30. This contract is for \$230,000.00. The property has been listed since October 7, 2004.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

Tax Resale Distribution Sheet

Address: Property in Midway Country Estates
Cause #: B-8336-T; Ector County Vs. G.H. Miller, et al
Legal Description: See attached for legal description

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$171,799.94	0.59967076	\$128,822.11
COLLEGE	\$19,327.50	0.067462984	\$14,492.49
CED	\$23,622.50	0.082454758	\$17,713.05
HOSPITAL	\$8,909.48	0.031098699	\$6,680.67
COUNTY	\$62,831.02	0.219312798	\$47,113.08

BID PRICE:	\$230,000.00
REALTOR'S FEE:	\$13,800.00
CLOSING:	\$0.00
COURT COSTS:	\$620.00
SHERIFF'S FEE:	\$100.00
COSTS:	\$658.60
	<hr/> \$214,821.40

DEED TRANSFERRING TITLE INTO ECTOR CO, TRUSTEE RECORDED ON: 10/7/2004

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5 6, 7 and the West parts of Lots 8 and 9 that lie in Ector County, Block 2; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, Block 3; Lots 1, 2, 3, 4, 5, 6, 7, and the West parts of Lots 8 and 10 that lie in Ector County, and All of Lots 11, 12, 13, 14, 15, 16, Block 4; Lots 1, 2, 3, 4 and the West part of Lot 5 that lies in Ector County, Block 5, all said lots and blocks situated in the Midway Country Estates Subdivision, Ector County, Texas, according to the map or plat thereof, recorded in Volume/Cabinet "A", Page/Slide 55B, Plat Records, Ector County, Texas. (Accounts #19180.00090, 19180.00100, 19180.00110, 19180.00120, 19180.00130, 19180.00140, 19180.00150, 19180.00160, 19180.00170, 19180.00180, 19180.00190, 19180.00200, 19180.00210, 19180.00220, 19180.00230, 19180.00240, 19180.00250, 19180.00260, 19180.00460, 19180.00470, 19180.00480, 19180.00490, 19180.00500, 19180.00510, 19180.00520, 19180.00530, 19180.00540, 19180.00550, 19180.00560, 19180.00570, 19180.00580, 19180.00590, 19180.00600, 19180.00610, 19180.00620, 19180.00630, 19180.00640, 19180.00650, 19180.00660, 19180.00670, 19180.00680, 19180.00690, 19180.00700, 19180.00710, 19180.00720, 19180.00730, 19180.00740, 19180.00750, 19180.00760, 19180.00770, 19180.00780, 19180.00790, 19180.00800, 19180.00810, 19180.00820, 19180.00830, 19180.00840, 19180.00850, 19180.00860, 19180.00870, 19180.00880, 19180.00890, 19180.00900, 19180.00910 and 19180.00920)