

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

April 30, 2012

Mr. Brian Moersch
Ector County Independent School District
Executive Director
of District Operations
802 N. Sam Houston
Odessa, TX 79761

05-10-12 PM 02:20 RCVD

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:

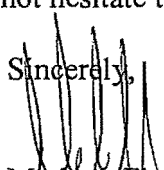
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 313 E. 42nd St. for \$13,000, which is less than the market value specified in the judgment of foreclosure against the property and is also less than the total amount of the judgment against the property.

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, Aurora F. Cedillo, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 313 E. 42nd St. and has an appraised value of \$18,265.00. 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 1, 2012

RE: 313 E. 42nd

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for .194 acres in a residential neighborhood with city utilities.

My listing price is \$18,265.00. This contract is for \$13,000. This property has been struck off to the county since November 09, 2009.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

Tax Resale Distribution Sheet

Address: 313 E. 42nd
Cause #: CC2-8759-T
Legal Description: Lot 3, Block 1, Sherwood Addition

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$8,467.88	0.549999838	\$6,264.50
COLLEGE	\$623.54	0.040499735	\$461.29
CED	\$0.00	0	\$0.00
CITY	\$1,891.42	0.122850193	\$1,399.26
HOSPITAL	\$264.80	0.017199105	\$195.90
COUNTY	\$4,148.51	0.269451129	\$3,069.05
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$13,000.00
REALTOR'S FEE:	\$400.00
CLOSING:	\$0.00
COURT COSTS:	\$496.00
SHERIFF'S FEE:	\$100.00
COSTS:	\$614.00
	<hr/>
	\$11,390.00

DEED TRANSFERRING TITLE INTO ECTOR COUNTY

RECORDED ON:

9-Nov-09