

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
1301 East 8th Street, Suite 200
Odessa, Texas 79761
(432) 332-9047
fax: (432) 333-7012

Mark A. Flowers

April 12, 2011

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

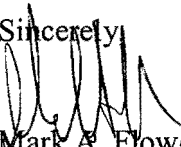
Dear Mr. Moersch:

Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 321 N. Belmont for \$2,500.00, 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, Anastasia Hinjos, has deposited \$500.00 with Atkins Peacock & Linebarger Goggan, LLP. The property is located at 321 N. Belmont and has an appraised value of \$4,480.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1995.

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 13, 2011

RE: 321 N. Belmont

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for 0.1607 acres in a commercial neighborhood out of the city limits.

My listing price is \$4,480.00. This contract is for \$2,500.00. This property has been listed since November 09, 2009.

I recommend that we accept this offer.

Sincerely,

Jeff Ashley
Trower Realtors, Inc.

Tax Resale Distribution Sheet

Address: 321 Belmont
Cause #: CC-9037-T
Legal Description: Lot 6, Block 41, Scharbauer Place Addition, Town of Odessa, Ector County, Texas.

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$1,884.92	0.515719863	\$565.23
COLLEGE	\$253.77	0.069432246	\$76.10
CED	\$0.00	0	\$0.00
CITY	\$829.68	0.22700298	\$248.80
HOSPITAL	\$100.21	0.027417762	\$30.05
COUNTY	\$586.35	0.160427149	\$175.83
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$2,500.00
REALTOR'S FEE:	\$400.00
CLOSING:	\$0.00
COURT COSTS:	\$256.00
SHERIFF'S FEE:	\$100.00
COSTS:	\$648.00
	<hr/>
	\$1,096.00

DEED TRANSFERRING TITLE INTO ECTOR COUNTY

RECORDED ON:

9-Nov-09

GENERAL FUND DEPOSIT

DATE OF DISBURSEMENT: _____

CHECK # _____

DATE OF CHECK: _____

Cause No. CC-9037-T

Style: Ector County Appraisal District, et al vs.
Nannie B. Williams

LAW FIRM'S FEES REIMBURSABLES:

Publication Costs	\$ <u>205.00</u>
Deed Preparation Fee	\$ <u>20.00</u>
Deed Filing Fee	\$ <u>48.00</u>
Ad Litem Fee	\$ <u>200.00</u>
Abstract fee	\$ <u>175.00</u>
Miscellaneous	\$ _____

Invoice # 184586

Date: 10/13/2004

Total Amount to be
Deposited to General Fund: \$ 648.00