

CAUSE NO. 2021-31678

GOOSE CREEK CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT

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IN THE DISTRICT COURT, OF

VS.

HARRIS COUNTY, T E X A S

SARAH C. CHANDLER ET AL

151st JUDICIAL DISTRICT COURT

COVER SHEET FOR PROPOSED RESALE OF TAX PROPERTY

Cause Number: 2021-31678

Style: *Goose Creek CISD v. Sarah C. Chandler et al*

Legal Description:

TRACT I LOT FOUR (4) IN BLOCK SEVEN (7), OF ABERCROMBIE ADDITION TO THE TOWN OF PELLY, NOW BAYTOWN, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 572 AT PAGE 24 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

TRACT II

A STRIP OF LAND APPROXIMATELY 14 FEET WIDE ON THE EAST SIDE OF WHEATLEY AVENUE AND BEING OUT OF A 67.327 ACRE TRACT OF LAND LOCATED IN THE H. WHITING SURVEY, ABSTRACT NO. 840, HARRIS COUNTY, TEXAS, WHICH TRACT WAS CONVEYED TO HUMBLE OIL & REFINING COMPANY BY THE TEXAS COMPANY BY DEED RECORDED IN VOLUME 463 AT PAGE 615 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE SOUTHWEST BY WHEATLEY AVENUE; BOUNDED ON THE NORTH BY THE SOUTH LINE OF DENBY STREET; BOUNDED ON THE EAST BY LOT 4, BLOCK 7 OF ABERCROMBIE SUBDIVISION; AND BOUNDED ON THE SOUTH BY THE PROLONGATION OF THE SOUTH LINE OF SAID LOT 4, BLOCK 7, SAME BEING THE COMMON LINE BETWEEN BLOCK 7 OF ABERCROMBIE SUBDIVISION AND BLOCK 7 OF THE CASEY ADDITION, TO ITS INTERSECTION WITH THE EAST LINE OF WHEATLEY AVENUE AND CONTAINING APPROXIMATELY 0.05 ACRE OF LAND.

TRACT III

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN CASEY ADDITION TO THE CITY OF GOOSE CREEK, NOW BAYTOWN, HARRIS COUNTY, TEXAS, AS RECORDED IN VOLUME 482 AT PAGE 637 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT;

BEGINNING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 7 OF SAID CASEY ADDITION;

THENCE NORTH 60 DEG. EAST A DISTANCE OF 66 FEET 3 IN. ALONG THE SOUTHERLY LINE OF LOTS 4, 3 AND 2, BLOCK 7 OF ABERCROMBIE SUBDIVISION AS RECORDED IN VOLUME 572, PAGE 24 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS TO A POINT FOR CORNER, BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE IN A SOUTHERLY DIRECTION PARALLEL TO THE WEST LINE OF SAID CASEY ADDITION A DISTANCE OF THIRTY (30) FEET TO A POINT FOR CORNER; BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 60 DEG. WEST A DISTANCE OF 66 FEET 3 IN. ALONG A LINE PARALLEL TO THE NORTH LINE OF THE HEREIN DESCRIBED TRACT TO A POINT FOR CORNER IN THE WEST LINE OF SAID CASEY ADDITION, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID CASEY ADDITION TO THE PLACE OF BEGINNING, SAID TRACT BEING THE NORTH THIRTY FEET OF TRACT NUMBER ONE DESCRIBED IN THAT CERTAIN DEED FROM MRS. IOLA MORRIS TO ABBIE E. FIELDS BY DEED DATED AUGUST 29, 1946, AS RECORDED IN VOLUME 1497 AT PAGE 287 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

TRACT IV

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE HARVEY WHITING SURVEY, ABSTRACT 840, HARRIS COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: .

BEGINNING AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY LINE OF WHEATLEY AVENUE IN THE CITY OF BAYTOWN, HARRIS COUNTY, TEXAS THE PROLONGATION OF THE COMMON LINE BETWEEN BLOCK 7 OF THE ABERCROMBIE SUBDIVISION AND BLOCK 7 OF THE CASEY ADDITION;

THENCE NORTH 60 DEG. EAST ALONG THE PROLONGATION OF THE COMMON LINE BETWEEN BLOCK 7 OF ABERCROMBIE SUBDIVISION AND BLOCK 7 OF THE CASEY ADDITION TO A POINT IN THE SOUTHWEST CORNER OF LOT 4, BLOCK 7, ABERCROMBIE SUBDIVISION AND THE NORTHWEST CORNER OF LOT 12, BLOCK 7, CASEY ADDITION, BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF THIRTY (30) FEET ALONG THE WEST LINE OF LOT 12, BLOCK 7, CASEY ADDITION TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 60 DEG. WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF THE HEREIN DESCRIBED TRACT TO A POINT FOR CORNER IN THE NORTHEAST RIGHT

OF WAY LINE OF WHEATLEY AVENUE, BEING THE SOUTHWEST CORNER OF THE
HEREIN DESCRIBED TRACT;

THENCE IN A NORTHERLY DIRECTION ALONG THE NORTHEAST RIGHT OF WAY LINE
OF WHEATLEY AVENUE TO THE PLACE OF BEGINNING, SAID TRACT BEING THE NORTH
THIRTY (30) FEET OF THAT CERTAIN TRACT CONVEYED BY HUMBLE OIL & REFINING
COMPANY TO ABBIE E. FIELDS BY DEED DATED JULY 10, 1958.

HCAD Account No: 055-204-000-0005

Street Address: 800 Wheatley St Baytown TX 77520

Suggested Minimum Opening Bid: \$15,000.00

Basis for Recommendation: This property was posted for tax sale on September 2, 2025. There were no bidders, and the property was struck-off to Goose Creek CISD. If the resolution is approved the property will be set for the next available public resale with a minimum opening bid of \$15,000.00. It is believed that placing the property for resale through public auction at the suggested minimum opening bid will stimulate competitive bidding resulting in the property being purchased and returning the property to productivity on the active tax roll.

PUBLIC RESALE BID ANALYSIS

Cause #: <u>2021-31678</u>	HCAD Acct: <u>055-204-000-0005</u>
Bid Amount: <u>\$15,000.00</u>	Property Value: <u>\$276,479.00</u>
Style: <u>Goose Creek CISD v. Sarah C. Chandler et al</u>	
Minimum Bid at first sale: <u>\$207,365.41</u>	
Strike Off Date: <u>09/02/2025</u>	Redemption Expires: <u>09/02/2026</u>

JUDGMENT INFORMATION

<u>TAX ENTITY</u>	<u>TAX YEARS</u>	<u>AMOUNT DUE</u>
Goose Creek & Lee College	2010-2023	\$64,341.31
City of Baytown	2010-2023	\$32,277.10
Harris County	2010-2023	\$24,582.53
<u>TOTAL</u>		<u>\$121,200.94</u>

COSTS

Publication Fee:	\$600.00	
Court Costs:	\$1,662.27	
Title Fee:	\$163.00	
Deed Recording:	\$82.92	
Firm Costs:	\$295.00	
Constable Re-Sale Fee:	\$280.00	
Attorney Ad Litem Fee:	\$1,578.87	
<u>TOTAL</u>		<u>\$4,662.06</u>

Bid Amount	<u>\$15,000.00</u>
Costs	<u>\$4,660.06</u>
Net to Distribute (Taxes)	<u>\$10,337.94</u>
*Post Judgment	<u>\$14,126.99</u>

<u>ENTITY</u>	<u>PERCENTAGE</u>	<u>DISBURSEMENT AMOUNT</u>
Goose Creek & Lee College	53.08%	\$5,487.38
City of Baytown	26.63%	\$2,752.99
Harris County	20.29%	\$2,097.57
<u>TOTAL</u>		<u>\$10,337.94</u>

Public Resale Analysis – Goose Creek: 2021-31678

*Post judgment tax year(s) 2024-2025 will be billed to the purchaser of the property after the public auction.

RESOLUTION OF THE BOARD OF TRUSTEES OF

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

Cause No.: 2021-31678
Style: *Goose Creek CISD v. Sarah C. Chandler et al*
Property Address: 800 Wheatley St Baytown TX 77520

On the ____ day of _____, 2026, at the regularly scheduled meeting of the Board of Trustees of the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, a motion was duly made and seconded for the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT to resell property described on Exhibit “A” attached hereto, which was acquired through tax foreclosure proceedings. The GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT requests that the Constable of Harris County conduct such sale in accordance with Section 34.05 (a), (c) and (d), Property Tax Code, and that such sale be held at the earliest available date in accordance with the laws of the State of Texas; and further that the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT notify the Constable that it would not object to a sale price of such property in the sum of \$15,000.00 (as outlined in Exhibit “A”).

Discussion amongst the Board of Trustees was then conducted, and upon completion of the same the President of the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT Board of Trustees called a vote on the motion, and the same was passed by majority. Now therefore:

BE IT RESOLVED that the GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT offer for resale, in accordance with Section 34.05 (a), (c) and (d), Property Tax Code, the property described on Exhibit “A” and that the Constable is hereby requested to conduct such sale in accordance with such statutes at the earliest possible date and further, that a minimum acceptable sale price for such property is \$15,000.00 (as outlined in Exhibit “A”).

SIGNED AND ENTERED on this ____ day of _____, 2026.

**Tiffany Guy, Secretary,
Board of Trustees,
Goose Creek CISD**

**James “Jim” Campisi, President,
Board of Trustees,
Goose Creek CISD**

EXHIBIT "A"

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HCAD Acct. No.: 055-204-000-0005

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