



**LYNDA GUNSTREAM, PCC  
ORANGE COUNTY  
TAX ASSESSOR-COLLECTOR**

**(409) 882-7971  
(409) 769-0064**

**P. O. BOX 1568  
ORANGE, TX 77631-1568  
Email: lgunstream@co.orange.tx.us**

**FAX: (409) 882-7912**

**DATE: MARCH 3, 2016**

**TO: WEST ORANGE COVE CISD**

**FROM: LYNDA GUNSTREAM**

**RE: BID PROPERTY**

The account(s) listed below are trust properties on which bids have been submitted. Information on each property and your entity's portion of the bid is attached. The properties in question are:

	ACCOUNT #	SUIT/CASE #	PROPERTY LOCATION
1.	011945-005560	A050136-T	903 3 <sup>rd</sup> St., Orange

The County Commissioner's Court gave County approval for the acceptance of the above listed bid property. Your assistance in presenting this information to your governing body and insuring that it gets placed on the agenda for action will be appreciated. **Once presented please complete and fax the attached form indicating the action taken.**

If I can be of further assistance, please let me know.

Respectfully,  
Lynda Gunstream  
Tax Assessor/Collector

# NOTIFICATION

**TO: Lynda Gunstream, PCC**  
**Orange County Tax Assessor-Collector**

**RE: Action Taken on Submitted Bid for Trust Property**

On \_\_\_\_\_ the governing body for **West Orange CISD** voted  
on the bid property referenced below. The action taken is reflected as indicated below:

**\*Check Appropriate Box\***

	CASE #	ACCOUNT # PROPERTY LOCATION	ACTION TAKEN	
			Approved	Disapproved
1.	A050136-T	011945-00560 903 3 <sup>rd</sup> St., Orange		

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**Upon approval please sign and email or fax to:**

Octavia Guzman

Tax Clerk

Orange County Tax Office

Email: [oguzman@co.orange.tx.us](mailto:oguzman@co.orange.tx.us)

Fax: (409) 882-7912

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1949 SOUTH I.H. 35

P. O. BOX 17428

AUSTIN, TEXAS 78760

512/447-6675

FAX 512/443-3494

*Douglas Steven Bird*

*email to [steve.bird@publicans.com](mailto:steve.bird@publicans.com)*

February 19, 2016

Ms. Lynda Gunstream, Tax Assessor Collector  
Orange County  
P. O. Box 1568  
Orange, Texas 77631-1568

**RE: Bid on trust property described as:**

**Lot S147.5' of 1 & E 25x147.5' of Lot 2 Blk 94 Sheldon  
903 3rd St.**

**Account #: 011945-005560**

**Suit #: A050136-T**

**Orange County, et al vs. Jacquelyn Johnson, et al**

**Date of Sale: November 4, 2014**

Dear Lynda:

We recently received a bid on the property referenced above currently being held in trust

**Ahmal Tuck** tendered the bid. If accepted the bid would be distributed  
as noted below.

Amount of Bid: \$ 3,300.00  
Less Court Cost of: \$ 303.56  
Date of Tax Sale: November 4, 2014  
Amount to be Distributed: \$ 2,996.44

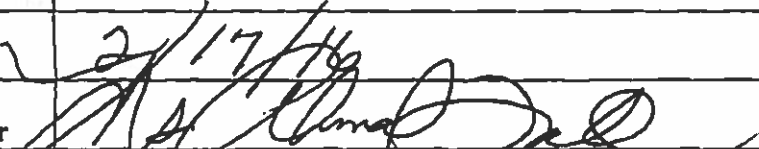
	<u>Tax Amount</u>	<u>Percent of Total</u>	<u>Actual Recovery</u>
<b>West Orange-C CISD</b>	<b>\$ 6,031.52</b>	<b>49.95%</b>	<b>\$ 1,496.72</b>
Orange County	\$ 2,408.48	19.96%	\$ 598.10
Farm to Market	\$ 23.52	0.19%	\$ 5.69
Port District	\$ 37.40	0.31%	\$ 9.29
Drainage District	\$ 466.59	3.86%	\$ 115.66
City of Orange	\$ 3,107.30	25.73%	\$ 770.98
Water District	\$ N/A	N/A	\$ N/A
Emergency Service Dist	\$ N/A	N/A	\$ N/A
<b>TOTAL</b>	<b>12,074.81</b>	<b>100.00%</b>	<b>2,996.44</b>

# BID SUBMISSION FORM On TRUST PROPERTY

Note: Please consult instruction sheet on the necessary items required when submitting a bid.

Name of Bidder:	(Please Print) <u>Ms. Ahmal Tuck</u>		
Mailing Address:	<u>3110 Hollow Creek Drive</u> <u>Houston, Tx 77082</u>		
Phone Number:	Cell: <u>(713) 320-0345</u>	Home: <u>(713) 320-0345</u>	Work: <u>(713) 320-0345</u>

Property Identification:	Account # <u>X11945-00556</u>	Suit/Case #: <u>A050136-T</u>
Legal Description:	<u>LOT 5 147 5' of 1 &amp; E 25x147 5' of</u> <u>LOT 2 Blk 94 Sheldon Sub 903-907</u> <u>3rd Street</u>	
Location:	<u>903 3rd Street Orange, TX 77632</u>	

Amount of Bid:	\$ <u>3,300.00</u>	
If accepted, in what name and address should the deed be prepared?	Name:	<u>Ms. Ahmal Tuck</u>
	Address:	<u>3110 Hollow Creek Drive</u> <u>Houston, Tx 77082</u>
Date of Bid:	<u>2/17/16</u>	
Signature of Bidder		

The taxing jurisdictions reserve the right to reject any and all bids. Once action has been taken the bidder will be notified at the mailing address noted above. Also, please note that bidders on trust property must be able to demonstrate that they owe no other delinquent property taxes in Orange County as provided for in section 34.015 of the Texas Property Tax Code.

ALL PHOTOS OF TAX SALE PROPERTIES ARE PROVIDED FOR ADDITIONAL INFORMATIONAL PURPOSES ONLY. PHOTOS AND/OR FOR SALE SIGNS POSTED ON PROPERTY MAY NOT FULLY AND/OR COMPLETELY IDENTIFY THE PROPERTY SUBJECT TO THE FORECLOSURE SALE. ALL PROSPECTIVE BIDDERS SHOULD INDEPENDENTLY SATISFY THEMSELVES AS TO THE EXACT PROPERTY TO BE SOLD BY REVIEWING THE INFORMATION CONTAINED IN THE SPECIFIC JUDGEMENT AND THE DEED RECORDS OF ORANGE COUNTY, TX.

Submit to: Orange County Tax Office  
P.O. Box 1568  
Orange, TX 77631-1568

## TRUST PROPERTY BID

### Quick Review

<b>Account #:</b>	011945-005560
<b>Location:</b>	903 3 <sup>rd</sup> St. , Orange
<b>2015 VALUE ON TAX ROLL</b>	
Land Value	3,142
Improvement	22,941
<b>Total Value</b>	<b>26,083</b>
<b>Amount of Bid:</b>	<b>\$ 3,300.00</b>
<b>Acres:</b>	.254 Acres
<b>Condition of Property:</b>	Building in very poor condition. Leaky roof , mold throughout.
<b>Length of time as trust property:</b>	15 months.
<b>Tax Collector Comment:</b>	Being the building is in such poor condition and has had little interest in the past 15 months, I would recommend acceptance of this bid.

# STATEMENT OF ALL TAXES DUE

ACCT # 011945-005560  
DATE 02/16/2016  
OG



ORANGE COUNTY TAX OFFICE  
P. O. BOX 1568  
ORANGE, TEXAS 77631-1568  
(409) 882-7971

Property Description  
LOT S147.5' OF 1 & E 25X147.5' OF LOT 2 BLK 94  
SHELDON 903-907 3RD STREET

TOWN -ORANGE, TX LOCATION- 903 3 ST  
ACRES - .254

## Values

LAND MKT VALUE	3,142	IMPR/PERS MKT VAL	22,941
LAND AGR VALUE		MKT. BEFORE EXEMP	26,083
		LIMITED TXBL. VAL	
EXEMPTIONS GRANTED:	NONE	SUIT NO.	A050136-T

ORANGE COUNTY, TRUSTEE  
PO BOX 1568

ORANGE TX 77631-1568

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2008	99.90	96.91	31.88	228.69
TAXES 2009	1,457.87	1,239.20	436.92	3,133.99
TAXES 2010	1,823.59	1,331.20	510.20	3,664.99
TAXES 2012	1,250.24	612.62	300.89	2,163.75
TAXES 2013	1,251.99	463.24	277.65	1,992.88
TAXES 2015	726.13	50.83	116.55	893.51
	6,609.72	3,794.00	1,674.09	12,077.81
				=====
		TOTAL DUE 02/2016		12,077.81
		TOTAL DUE 03/2016		12,162.88
		TOTAL DUE 04/2016		12,247.92
		TOTAL DUE 05/2016		12,333.00

ACCT # 011945-005560

## BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY OF ORANGE	1,278.07	735.29	395.12	2,408.48
FARM TO MARKET	12.15	7.47	3.90	23.52
CITY OF ORANGE	1,709.34	992.67	405.29	3,107.30
NAV & PORT	19.70	11.55	6.15	37.40
DRAINAGE DISTRICT	248.53	141.55	76.51	466.59
WEST ORANGE CISD	3,341.93	1,905.47	787.12	6,034.52

TAX LEVY FOR THE CURRENT ROLL YEAR: CO	141.24
TAX LEVY FOR THE CURRENT ROLL YEAR: FM	.65
TAX LEVY FOR THE CURRENT ROLL YEAR: COR	182.58
TAX LEVY FOR THE CURRENT ROLL YEAR: PORT	2.00
TAX LEVY FOR THE CURRENT ROLL YEAR: DR	27.98
TAX LEVY FOR THE CURRENT ROLL YEAR: SWO	371.68
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR .....	726.13

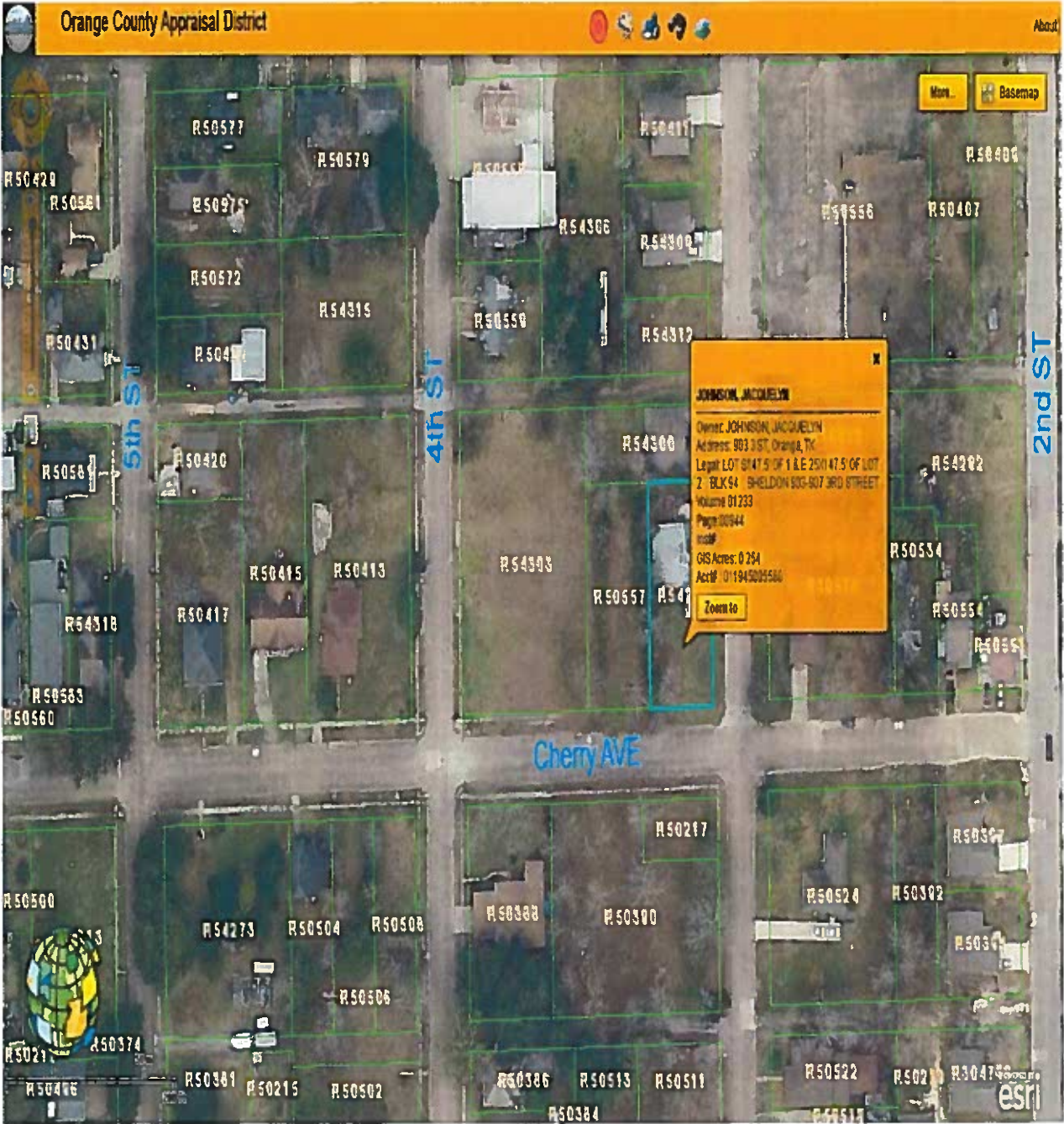
ATTY DAT 02/05/2014

JUDGEMENT DATE 06/19/2014

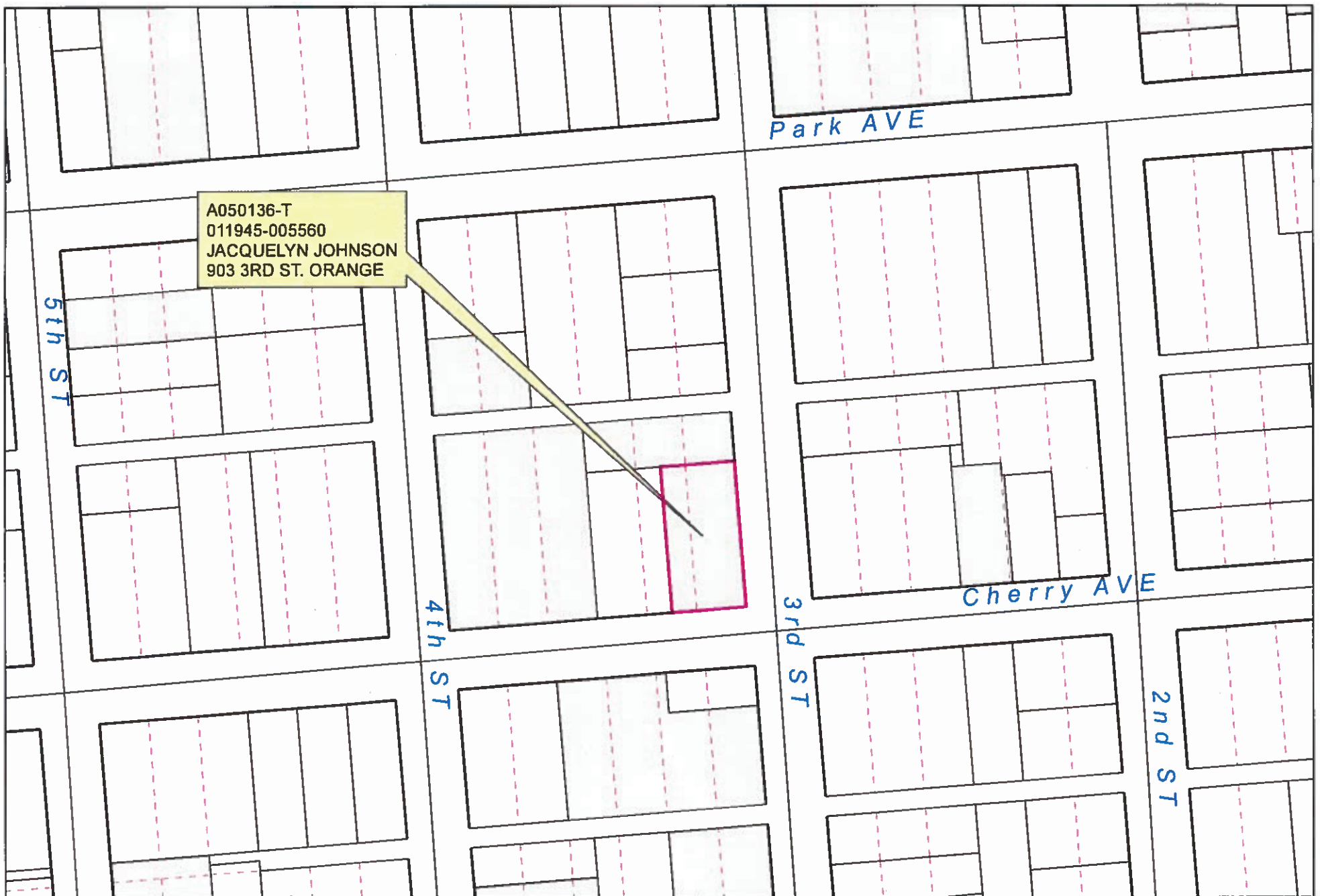
\*\* Pay your taxes online at \*\*  
\*\* www.co.orange.tx.us/taxoffice \*\*  
\*\* Your payment is appreciated \*\*









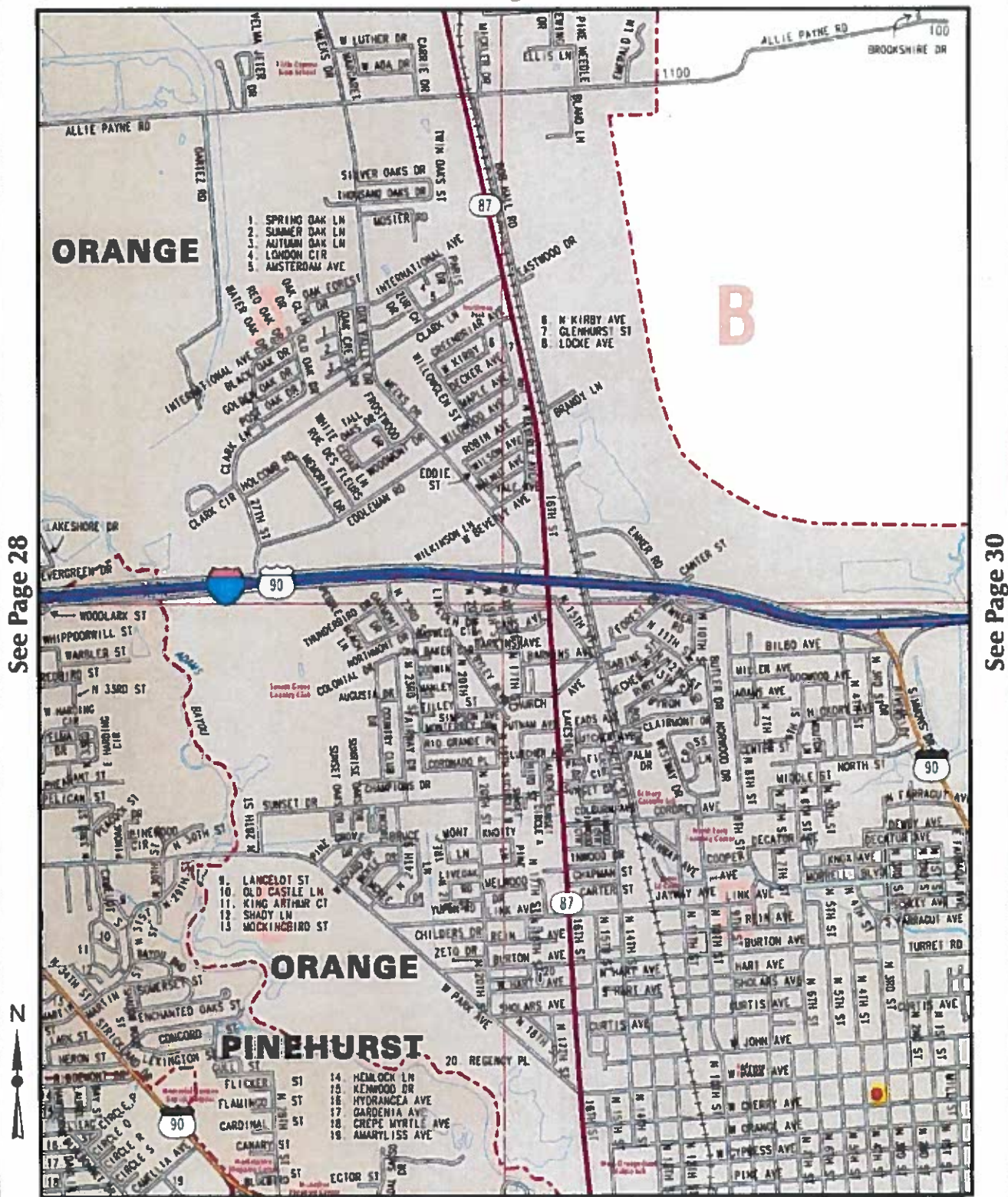


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SALE #3  
11-4-2014 Tax Sale



**See Page 19**



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**Emergency Communications**  
South East Texas  
Regional Planning Commission

**See Page 38**

Scale 2.5" = 1 Mile



e Property Improvement - Building				
Type: Commercial State Code: F1 Value: NA				
Type	Description	Class CD	Year Built	SQFT
COMM	Commercial	CCOMM	1966	3,340.00

e Property Land							
Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IMP	Improved	0.25		147.50	75.00		NA

e Property Roll Value History									
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed			
2016		NA	NA	NA	NA	NA			NA
2015		\$22,941	\$3,142	\$0	\$26,083	\$0			\$26,083
2014		\$45,451	\$3,142	\$0	\$48,593	\$0			\$48,593
2013		\$41,944	\$3,142	\$0	\$45,086	\$0			\$45,086
2012		\$41,480	\$3,142	\$0	\$44,622	\$0			\$44,622
2011		\$42,068	\$3,142	\$0	\$45,210	\$0			\$45,210
2010		\$66,116	\$3,142	\$0	\$69,258	\$0			\$69,258
2009		\$48,380	\$2,513	\$0	\$50,893	\$0			\$50,893
2008		\$670	\$3,142	\$0	\$3,812	\$0			\$3,812
2007		\$670	\$3,142	\$0	\$3,812	\$0			\$3,812

e Property Deed History							
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/10/2014	SHFD	SHERIFF'S DEED		ORANGE COUNTY, TRUSTEE			414180
			UNKNOWN BUYER	UNKNOWN BUYER	01233	00944	
			UNKNOWN BUYER	UNKNOWN BUYER	01155	00127	
			UNKNOWN BUYER	UNKNOWN BUYER	01112	00692	
			UNKNOWN BUYER	UNKNOWN BUYER	01061	00829	
			UNKNOWN BUYER	UNKNOWN BUYER	00811	00681	
				UNKNOWN BUYER	00742	00250	

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