



LYNDA GUNSTREAM, RTA
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: NOVEMBER 19, 2009
TO: WOS 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:

| | CASE # | ACCOUNT # |
|----|-----------|---------------|
| 1. | A090038-T | 011945-012050 |

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

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
1949 SOUTH L.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

November 10, 2009

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

RE: Bid on trust property described as:

Account # 011945-012050 Suit # A090038-T
Lot 19 thru 21, N90' of 30-33 Blk B Sheldon
99 Curtis, Orange
Orange County vs. Leola Cambell

Dear Lynda:

We recently received a bid on the property referenced above currently being held in trust.
Eugene E. Pritchard tendered the bid. If accepted the bid would be distributed
as noted below.

Amount of Bid: \$ 1,000.00
Less Court Cost of: \$ 572.89
Date of Tax Sale: 10/06/09
Amount to be Distributed: \$ 427.11

| | <u>Tax Amount</u> | <u>Percent of Total</u> | <u>Actual Recovery</u> |
|-------------------|-------------------|-------------------------|------------------------|
| West Orange CISD | \$ 2,291.43 | 48.59 % | \$ 207.53 |
| County | \$ 790.66 | 16.76 % | \$ 71.58 |
| Farm to Market | \$ 9.83 | 0.21 % | \$ 0.90 |
| Port District | \$ 18.22 | 0.39 % | \$ 1.67 |
| Drainage District | \$ 179.41 | 3.80 % | \$ 16.23 |
| City Orange | \$ 1,426.41 | 30.25 % | \$ 129.20 |
| Water District | \$ N/A | N/A % | \$ N/A |
| ESD | \$ N/A | N/A % | \$ N/A |
| TOTAL | 4,715.96 | 100.00 % | 427.11 |

MP

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

* PROPERTY DESCRIPTION ACCT # 011945-012050 *
* LOT 19 THRU 21, N 90' OF 30-33 BLK B SHELDON *
* TOWN -ORANGE, TX LOCATION- 99 CURTIS *
* ACRES - .383 *
* LAND MKT VALUE 2886 IMPR/PERS MKT VALUE *
* LAND AGR VALUE MKT. BEFORE EXEMPTS 2886 *
* EXEMPTIONS GRANTED: NONE SUIT NO. A090038-T *

CAMPBELL, LEOLA
1511 4TH ST

ORANGE TX 77630

Table with 5 columns: TAXES YEAR, LEVY, P & I, ATTY FEES, AMT DUE. Rows include taxes from 1991 to 2008 and a total due for 10/2009.

Summary table for ACCT # 011945-012050 showing total due for 10/2009, 11/2009, 12/2009, and 01/2010.

BREAKDOWN OF TAX DUE BY JURISDICTION table with columns: JURISDICTION, TAXES, PEN & INT, ATTY FEES, TOTAL. Rows include City of Orange, County of Orange, Farm to Market, Nav & Port, Drainage District, and West Orange CISD.

Tax Levy Breakdown table with columns: TAX LEVY FOR THE CURRENT ROLL YEAR, and categories: COR, CO, FM, PORT, DR, SWO. Total tax levy is 75.62.

ATTY DAT 07/20/2009 CONTRCT DTE

| | | | | | | | |
|--|----------------|--|------------------------------|---------------------------|----------------------------|-------------|--------|
| Property ID and Legal Description R54699 011945-012050 | Tax Year: 2009 | Owner Information CAMPBELL, LEOLA (0013637) | Last Inspected 01/01/2008 | Market Value \$2,309 | Card Printed 10/07/2009 | Card # 1 | Map ID |
| LOT 19 THRU 21, N 90 OF 30-33 BLK B SHELDON | | 1511 4TH ST ORANGE, TX 77630 | Next Inspection/Reason | Assessed Value \$2,309 | Comments | | |

| | |
|--|--------------------------------|
| Property Status Address 98 CURTIS, Orange, TX | |
| Match ID | |
| Neighborhood 11945 | Exemptions/Spec. Vals 11945 |
| Taxing Unit Information X40;L03;D02;P01;C12;S05 | |
| Topography LEVEL | Utilities PUBLIC |
| Access CONC-C-G | |
| Const Style | Foundation |
| Heat/AC | Plumbing |
| Date | Price |
| | Book/Instrument |
| | Page |
| | Flooring |
| | Roofs |
| | Bedrooms |
| | Other |

| Type | Description | St Cd, HS, Type | Class | Area | Area Factor | Adjusted Area | Perimeter | Unit Price | Yr. Bkt/Act-Eff | Cond | % Gd | Plt % | Eco % | Func % | % Cmp | Value |
|--------------|-------------|-----------------|-------|------|-------------|---------------|-----------|------------|-----------------|------|------|-------|-------|--------|-------|-------|
| Improvements | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| TOTAL | | | | | | | | | | | | | | | | 0 |

| | | | | | | | | | | | | | | | |
|-------------|-----------------------|-------------|-------------|-------------------|------------|----------------|---------------------|---------------|---------------|-------|-----------------------|--------|------|--------------------|---------------|
| NBH% 0 | | ImpMod 80 | | | | | | | | | | | | | |
| Type VAC | Description Vacant | Table C1 | ST Cd C1 | HS FF | Meth FF | Area 185x90 | Unit Price 20.00 | Func % 100 | Econ % 100 | Adj % | Market Value 2,309 | Ag Tbl | Meth | Ag Unit:Pr 0.00 | Ag Value 0 |
| NBH% 0 | | LandMod 80 | | EFF. ACRES 0.3830 | | TOTAL | | TOTAL | | TOTAL | | TOTAL | | TOTAL | |

NOTICE OF SALE

STATE OF TEXAS
ORANGE COUNTY

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BY VIRTUE OF AN ORDER OF SALE

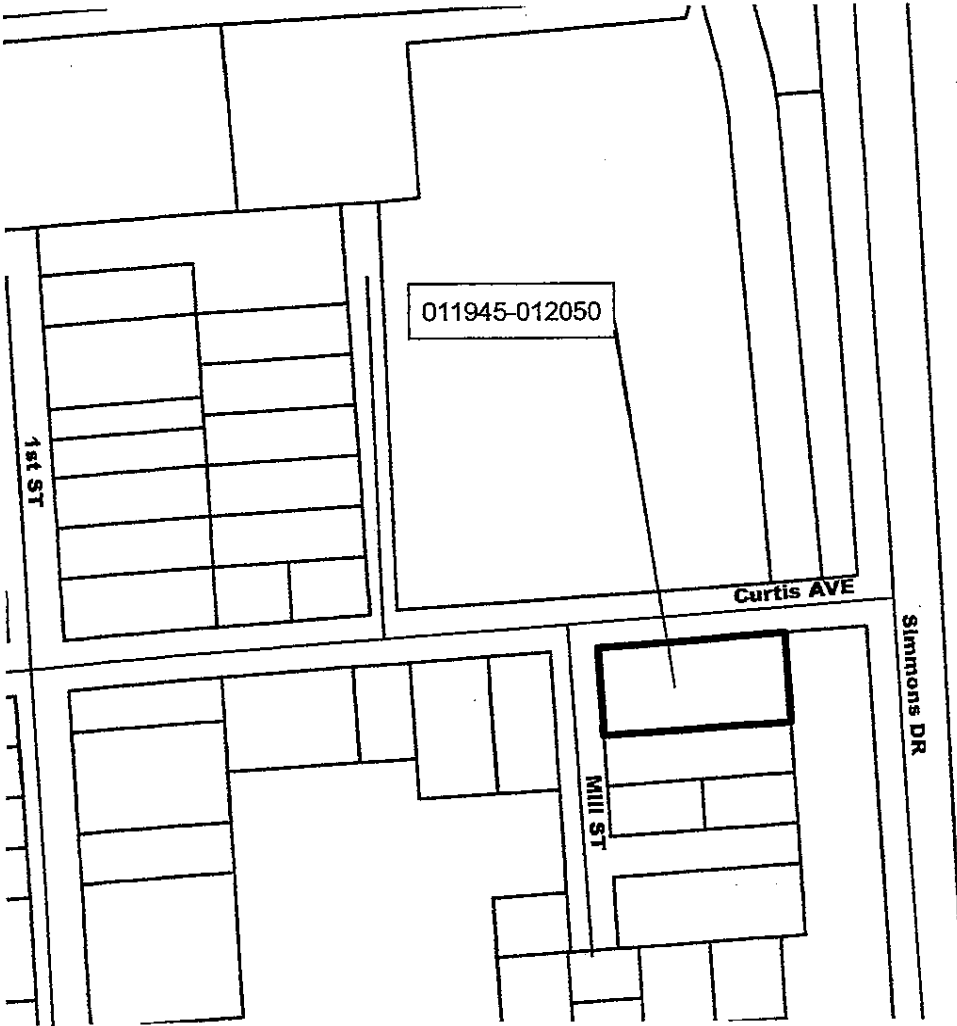
and issued pursuant to tax warrants(s) of the District Court of Orange County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on September 10, 2009, seized, levied upon, and will, on the first Tuesday in October, 2009, the same being the 6th day of said month, at the front steps of the Orange County Sheriff's Office, located behind and near the back steps of the Orange County Courthouse, located at 801 W. Division Street, in the City of Orange, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 02:00 PM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Orange and the State of Texas, to-wit:

| Sale # | Cause # Warrant Date | Acct # Order Issue Date | Style of Case | Legal Description | Adjudged Value | Estimated Minimum Bid |
|--------|-------------------------|-----------------------------|---|--|----------------|-----------------------|
| 1 | A090033-T 07/29/09 | 011945-011150 09/10/2009 | ORANGE COUNTY, ET AL VS. NEIGHBORHOOD IMPROVEMENT OF ORANGE, INC. | WEST 30' OF LOT 4, BLK A-4, SHELDON, ORANGE COUNTY, TEXAS. | \$960.00 | \$696.68 |
| 2 | A090034-T 07/29/09 | 009245-000630 09/10/2009 | ORANGE COUNTY, ET AL VS. JEWEL D GARRETT EST | LOT 1, BLK. 11, NAVY PARK, ORANGE COUNTY, TEXAS. | \$462.00 | \$462.00 |
| 3 | A090035-T 07/29/09 | 001712-001650 09/10/2009 | ORANGE COUNTY, ET AL VS. HOUSEMAN H H ESTATE | WEST PART OF LOT 28, BLK. 8, BROWNWOOD, ORANGE COUNTY, TEXAS. | \$2,080.00 | \$1,454.38 |
| 4 | A090036-T 07/29/09 | 001712-001440 09/10/2009 | ORANGE COUNTY, ET AL VS. OPAL MAE BURCH | WEST PART OF LOTS 10 - 13, BLK. 8, BROWNWOOD, ORANGE COUNTY, TEXAS. | \$6,000.00 | \$4,654.42 |
| 5 | A090037-T 07/29/09 | 011945-011400 09/10/2009 | ORANGE COUNTY, ET AL VS. ALLENE RUFFIN STRATTON | LOT 5, BLK. A-6, SHELDON, ORANGE COUNTY, TEXAS. | \$1,200.00 | \$1,200.00 |
| 6 | A090038-T 07/29/09 | 011945-012050 09/10/2009 | ORANGE COUNTY, ET AL VS. LEOLA CAMPBELL | LOTS 19 - 21 AND THE NORTH 90' OF LOTS 30 - 33, BLK. B, SHELDON, ORANGE COUNTY, TEXAS. | \$2,309.00 | \$2,309.00 |
| 7 | A090039-T 07/29/09 | 009245-000880 09/10/2009 | ORANGE COUNTY, ET AL VS. GEORGE R ANDERSON | NORTH 90' X 155' OF LOT 12, BLK. 13, NAVY PARK, ORANGE COUNTY, TEXAS. | \$17,441.00 | \$3,027.76 |
| 8 | A090040-T 07/29/09 | 011945-011140 09/10/2009 | ORANGE COUNTY, ET AL VS. BUFORD WILLIAMS | LOT 3, AND THE EAST 20' OF LOT 4, BLK. A-4, SHELDON, ORANGE COUNTY, TEXAS. | \$1,680.00 | \$1,680.00 |
| 9 | A090041-T 07/29/09 | 009275-001965 09/10/2009 | ORANGE COUNTY, ET AL VS. EARLINE GARRETT | LOT 9, BLK. Z, NAVY GSA, ORANGE COUNTY, TEXAS. | \$321.00 | \$321.00 |
| 10 | A090042-T 07/29/09 | 009245-000450 09/10/2009 | ORANGE COUNTY, ET AL VS. DEBORAH M TAYLOR | LOT 7, BLK. 9, NAVY PARK, ORANGE COUNTY, TEXAS. | \$1,510.00 | \$1,510.00 |
| 11 | A090043-T 07/29/09 | 014385-000240 09/10/2009 | ORANGE COUNTY, ET AL VS. MARY PARRY HARDY | LOT 5, BLK. 4, WINGATE, ORANGE COUNTY, TEXAS. | \$2,000.00 | \$2,000.00 |
| 12 | A090044-T 07/29/09 | 009245-000950 09/10/2009 | ORANGE COUNTY, ET AL VS. J & J RENTALS | LOT 1, BLK. 14, NAVY PARK, ORANGE COUNTY, TEXAS. | \$1,023.00 | \$1,023.00 |
| 13 | A090045-T 07/29/09 | 009245-000340 09/10/2009 | ORANGE COUNTY, ET AL VS. TERRY SAMUEL | LOT 2, BLK. 8, NAVY PARK, ORANGE COUNTY, TEXAS. | \$706.00 | \$706.00 |
| 14 | A090046-T 07/29/09 | 009245-000360 09/10/2009 | ORANGE COUNTY, ET AL VS. WILMA TURNER | LOT 4, BLK. 8, NAVY PARK, ORANGE COUNTY, TEXAS. | \$706.00 | \$706.00 |
| 15 | A090047-T 07/29/09 | 009275-000360 09/10/2009 | ORANGE COUNTY, ET AL VS. TERRY SAMUEL | LOT 8, BLK. F, NAVY GSA, ORANGE COUNTY, TEXAS. | \$1,164.00 | \$1,164.00 |



Suit #A090038-T
99 Curtis, Orange

Sale #6
Acct. #011945-012050



SUIT #A090038-T

SALE #6

99 CURTIS, ORANGE

ACCT. #011945-012050