



**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 17, 2014

TO: WEST ORANGE COVE CISD

FROM: LYNDA GUNSTREAM

RE: BID PROPERTY

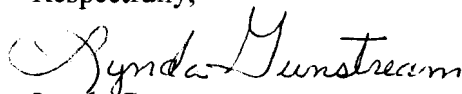
The account(s) listed below are trust properties on which bids have been submitted. Information on each property and your entity's portion of the bid is attached. The properties in question are:

	ACCOUNT #	SUIT/CASE #	PROPERTY LOCATION
1.	003815-000210	A120038-T	1306 Hart Ave

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 Cove 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.	A120038-T	003815-000210 1306 Hart Ave		

Signature

Title

Date

Upon approval please sign and fax to:
Lynda Gunstream
Orange County Tax Office
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

February 28, 2014

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

RE: Bid on trust property described as:

**Lot 3 Blk 2 S.T. Edwards
 1306 Hart Ave S**

Account #: 003815-000210

Suit #: A120038-T

Orange County Vs. Howard Davis

Date of Sale: September 3, 2013

Dear Lynda:

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

John Glenn Scott tendered the bid. If accepted the bid would be distributed as noted below.

Amount of Bid: \$ 1,500.00
 Less Court Cost of: \$ 935.93
 Date of Tax Sale: September 3, 2013
Amount to be Distributed: \$ 564.07

	<u>Tax Amount</u>	<u>Percent of Total</u>	<u>Actual Recovery</u>
West Orange-C CISD	\$ 6,134.18	42.28%	\$ 238.49
Orange County	\$ 3,161.80	21.79%	\$ 122.91
Farm to Market	\$ 33.46	0.23%	\$ 1.30
Port District	\$ 59.85	0.41%	\$ 2.31
Drainage District	\$ 654.37	4.51%	\$ 25.44
City of Orange	\$ 4,465.89	30.78%	\$ 173.62
Water District	\$ N/A	N/A	\$ N/A
Emergency Service Dist	\$ N/A	N/A	\$ N/A
TOTAL	14,509.55	100.00%	564.07

TRUST PROPERTY BID
Quick Review

Account #:	003815-000210
Location:	1306 S. Hart Ave, Orange
Land Value for 2013	1,840
Improvement	Improvement removed in 2013
Total Value	1,840
Acres:	.137 acre
Years Delinquent:	1996 – 2012
Tax sale opening Bid	\$ 19,295.48
Amount of Bid:	\$ 1,500
Condition of Property:	Good
Length of time as trust property:	Since Sept 2013
Tax Collector Comment:	<ul style="list-style-type: none"> • This property is attached to the Bidder's homestead property. • Prior to 2013 there was an improvement on the property making the value & taxes higher in the delinquent years and is probably why it did not sale at the tax sale because of the condition of the improvement not worth the amount of opening bid. • I consider this a good bid when you compare the bid amount with the current value of the property.

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) John Glenn Scott	
Mailing Address:	1308 S. Hart Ave Orange TX 77630	
Phone Number:	Cell: 409-300-5505	Work: 409-745-8500
	Home: 409-920-0136	

Property Identification:	Account #:	Suit/ Cause #: A120038-T 003815-000210
	Legal Description:	Lot 3 BIK2 S.T. Edwards
	Location:	1306 S. Hart Ave

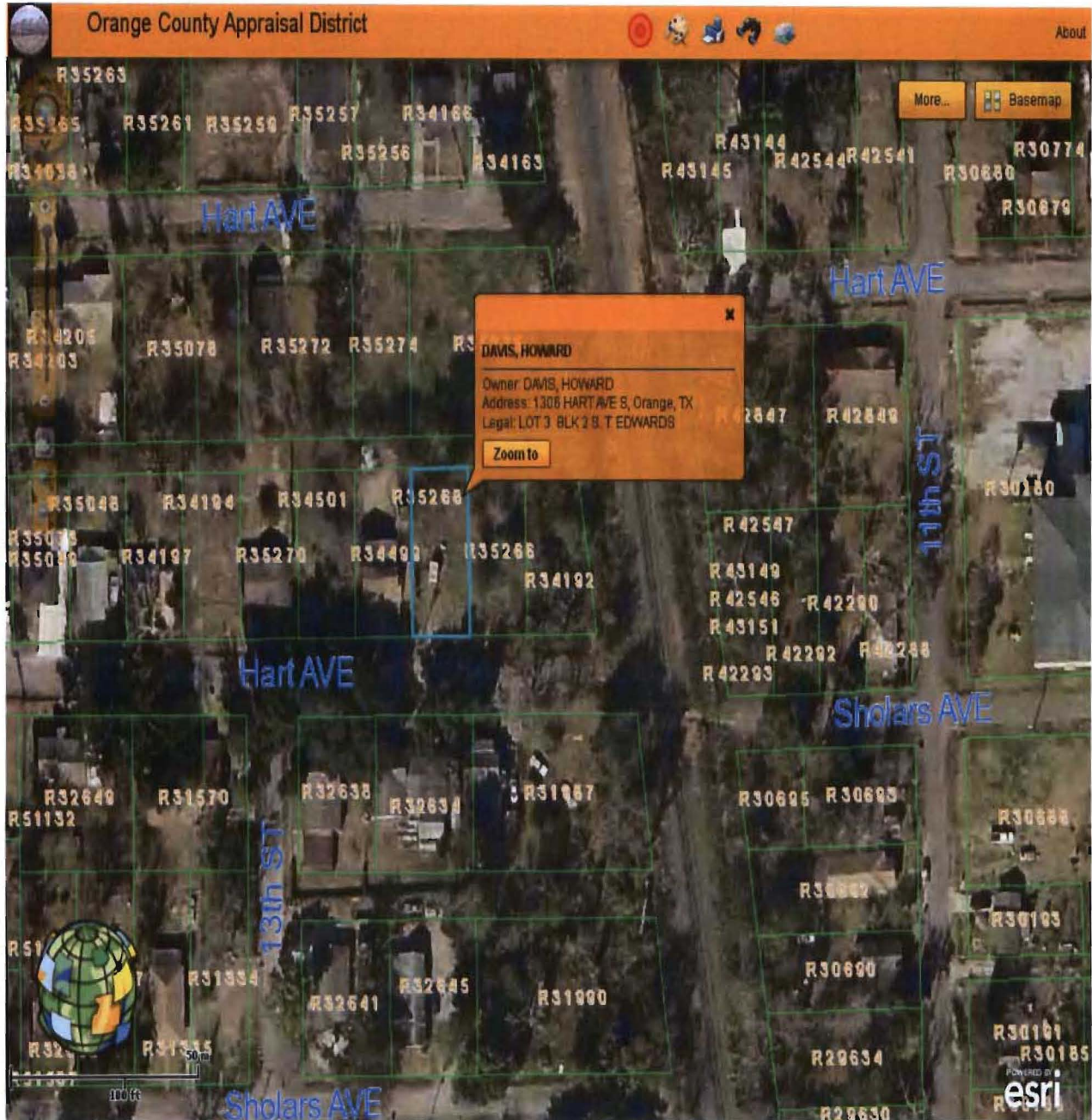
Amount of Bid:	\$ 1500. ⁰⁰ / ₁₀₀	
If accepted, in what name and address should the deed be prepared?	Name:	John G. Scott
	Address:	1308 S. Hart Ave Orange TX 77630
Date of Bid:		
Signature of Bidder	x John Scott	

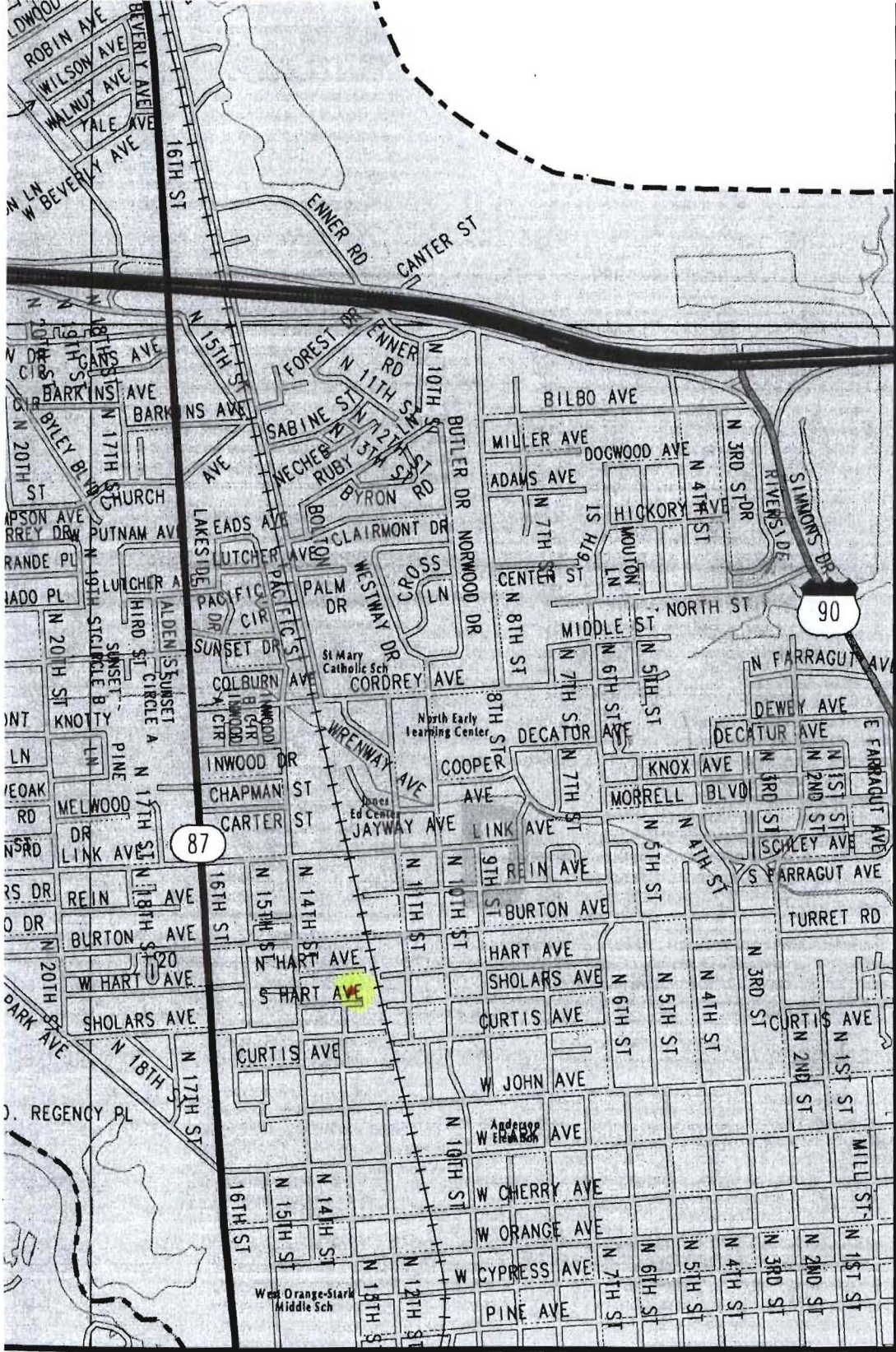
The taxing jurisdictions reserve the right to reject any and all bids. Once action has been taken the bidder will be notified at the mailing address noted above. Also, please note that bidders on trust property must be able to demonstrate that they owe no other delinquent property taxes in Orange County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



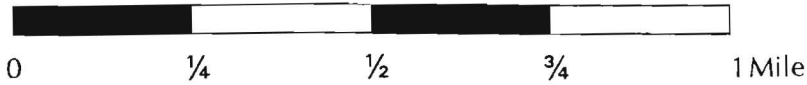




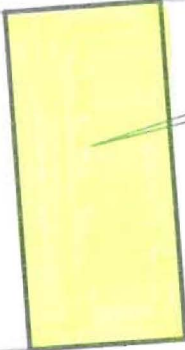
See Page 30

See Page 38

Scale 2.5" = 1 Mile



Sale #6
Acct #: 3815-210
1306 Hart Ave S, Orange



Hart AVE

13th ST

The data on this map was created for the internal use of the Orange County Appraisal District. The Orange County Appraisal District does not guarantee nor warrant the accuracy of the data appearing thereon. THERE IS NO WARRANTY OF ANY KIND EXPRESSED OR IMPLIED, AND SPECIFICALLY THERE IS NO WARRANTY OF MERCHANTABILITY OR OF FITNESS.



Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	A120038-T 02/07/13	003815-000210 AUGUST 07, 2013	ORANGE COUNTY, ET AL VS. HOWARD DAVIS, ET AL	.137 acre, more or less, Lot No. Three (3) in Block No. Two (2) of the S. T. Edwards Addition, and being the same property conveyed to Raymond J. Herman et ux herein by H. W. Webb and wife, Vessie Webb by Deed dated December 19, 1949 of record in Volume 102, Page 427, File #79254, Deed Records, Orange County, Texas.	\$24,466.00	\$19,295.48
7	A120043-T 02/07/13	003274-000050 AUGUST 07, 2013	ORANGE COUNTY, ET AL VS. GINGER DANIELLE HEADLEY, ET AL	.863 acre, more or less, being Lots 6 and 7, Doty Homesites, an addition to Orange County, Texas, situated in the John Harmon Survey, Abstract 96, as described in deed from Joseph Anthony Headley and Lisa Regina Headley to Ginger Danielle Headley and dated February 28, 2005, filed at Clerk's File #280600, Official Public Records of Orange County, Texas.	\$130,096.00	\$22,707.90
			PULLED			PULLED
8	A120048-T 02/07/13	005065-000170 AUGUST 07, 2013	ORANGE COUNTY, ET AL VS. SALLIE VILLERY, ET AL	The North 30' of Lot 7 and the South 20' of Lot 8 in Block B, of the L.T. Grubbs Subdivision, in the City of Orange, Orange County, Texas, and being that property more particularly described by Deed recorded in Volume 1197, Page 817, Deed Records, Orange County, Texas.	\$39,880.00	\$9,742.61
9	A120048-T 02/07/13	005065-000180 AUGUST 07, 2013	ORANGE COUNTY, ET AL VS. SALLIE VILLERY, ET AL	The North 50' of Lot 8, in Block B, of the L.T. Grubbs Subdivision, in the City of Orange, Orange County, Texas, being that property more particularly described in Deed recorded in Volume 1197, Page 817, Deed Records, Orange County, Texas.	\$37,843.00	\$8,950.14
10	A120049-T 02/07/13	000169-006601 AUGUST 07, 2013	ORANGE COUNTY, ET AL VS. WILLIAM C. LACOUR, ET AL	0.500 acre, more or less, out of John Stephenson Survey, Abstract 169, Orange County, Texas, as described in Deed recorded in Volume 427, Page 841, Deed Records, Orange County, Texas.	\$66,184.00	\$8,361.74
			PULLED			PULLED
11	A120053-T 11/01/12	002881-000050 AUGUST 07, 2013	ORANGE COUNTY, ET AL VS. DONNA P. PENDERGRASS, AS ADMINISTRATRIX OF THE ESTATE OF DAVID ADEN POPE, DECEASED	Lots 4 & 5 of Crim Addition, a subdivision in the City of Bridge City, Orange County, Texas, according to the map or plat thereof recorded in Volume 5, Page 1, Map Records of Orange County, Texas.	\$88,576.00	\$16,343.31