

**TAX FORECLOSURE SALE BID ANALYSIS**  
*Galveston County, Trustee*

**PROPERTY DESCRIPTION**

**LEGAL DESCRIPTION:** Tract 2: Lot 5, Block 167, Moores Addn.

**LOCATION:** vacant land near Hwy 3 & W. Strawberry St., League City

**CAD ACCOUNT #:** Land NHS \$730  
5182-0167-0005-000 R165956

**JUDGEMENT INFORMATION**

**DATE SHERIFF'S SALE:** 04/02/13 **REDEMPTION EXPIRES:** 10/02/13

**CAUSE #** 10TX0159 **STYLED:** Galveston County, et al. vs.  
Minnie Ransom, et al.

**DATE DEED RECORDED:** **RECORDING REFERENCE:**  
05/24/13 2013032620

**COSTS:**

**GRAND TOTAL/JUDGEMENT AMT:** \$5,037.63 (both tracts)  
Tract 2 alone would have been (taxes & costs): \$2,423.89

**TAX RESALE INFORMATION**

**BID AMOUNT:** \$800.00

**NAME OF BIDDER:** Soroush Norezzadeh Ghuchani  
1713 Hunters Trail  
Friendswood, TX 77546

**RESALE OF PROPERTY**  
**PROCEEDS DISTRIBUTION FORM**

Cause Number **10TX0159** on the docket of the **122nd** District Court  
**Galveston County, et al. vs. Minnie Ransom, et al.**

Property Account Number: **5182-0167-0005-000**

Legal Description: **Tract 2: Lot Five (5), in Block One Hundred Sixty-Seven (167), Moores Addition, Galveston County, Texas, said property described more particularly in the instrument recorded at Volume 1141, Page 347 in the Official Deed Records of Galveston County, Texas.**

Property Sold at Sheriff's Sale Conducted on April 2, 2013 for **\$5,037.63 (two tracts sold as one)**

Property Re-Sold to **Sorush Noruzzadeh Ghuchani, 1713 Hunters Trail, Friendswood, TX 77546** for **Eight Hundred and no/100 Dollars**

**Proceeds Distribution**

<u>Payment of Costs Pursuant to Texas Property Tax Code §34.02</u>	<u>Original Amt Due At Sale</u>	<u>Actual Disbursement</u>
(1) Advertising: to "Galveston County Sheriff's Dept." (publication costs)	\$ 340.48	\$ 340.48
(2) Attorney Ad Litem Fees to "Mark J. Kelly, 1501 Amburn Rd, #9, Texas City, TX 77591	\$ 500.00	\$ 459.52
(3) Court Costs to "Galveston County District Clerk"	\$ 1,027.00	\$ 0.00
(4) Reimbursement - Costs, Fees to "Galveston County Clerk" (recording fee #2012045046 )	\$ -	\$ 0.00
(5) Title Search Fees to "Lyn Wingert & Associates"	\$ 350.00	\$ 0.00
	<u>\$ 2,217.48</u>	<u>\$ 800.00</u>

<u>Taxing Entity Distribution</u>	<u>Proportionate Share</u>	<u>Taxes Due at Original Sale</u>	<u>Resale Share/(Loss)</u>
to "COUNTY OF GALVESTON"	0.381138309	\$ 43.80	\$ 0.00
to "DICKINSON INDEPENDENT SCHOOL DISTRICT"	0.000000000	\$ 91.49	\$ 0.00
to "COLLEGE OF THE MAINLAND"	0.144616309	\$ 16.62	\$ 0.00
to "CITY OF LEAGUE CITY"	0.474245382	\$ 54.50	\$ 0.00
 Struck off for \$5,037.62 2010 - 2012 not in Judgment - 2 Tracts CAD Value: Tract 1 Land NHS \$5,850 Tract 2 Land NHS \$730 PJ Taxes May 2015 = \$48.43 A portion of the costs paid in sale of Tract 1	 Subtotal  Grand Total	 \$ 206.41 \$ 2,423.89	 \$ 0.00 \$ 800.00

**BID FORM  
FOR GALVESTON COUNTY TAX FORECLOSED PROPERTY**

I, (We) SORUSH Noruzzadeh Ghuchani  
hereby declare and certify that:

A) I (We) are the Bidder(s) for the following properties:

CAD Property # 5182-0167-0005-000, described as follows:

Lot 5, BLK 167, Moores Addn

Vacant lot off of W. Strawberry St. League City

B) Bid Amount \$ 800.00

Enclosed is my (our) Cashier's Check or Money Order made payable to the **Linebarger Goggan Blair & Sampson, LLP** in the sum of \$ 80.00 which is ten percent (10%) of my (our) bid or \$100.00, **whichever is greater**. Payment in full must be made within thirty (30) days of final award of bid or bidder will forfeit bid deposit.

C) (We) agree that the taxing entities reserve the right to reject any or all bids and to waive any formality in the bidding. No title insurance or surveys will be provided. Property is being sold "as is", "where is" and "without warranty".

D) By my signature below, I certify that I understand the condition and limitations of this sale. I understand that the "minimum bid" amount may not include other taxes which were not included in the judgment and that I will be responsible for those taxes if I am the successful bidder. I agree to indemnify the taxing entities and its agents from any action or damages arising from the purchase of this property.

E) I (We) acknowledge that neither I (We) nor the entity tending this bid owns property on which delinquent property taxes are due and owing. The term 'delinquent property taxes' is defined as ad valorem taxes on either real property or business personal property for prior tax years. I (We) acknowledge that my bid may be rejected if I (We) own property on which delinquent taxes are due and owing.

Sorush Noruzzadeh Ghuchani

\* Bidder(s) printed name

[Signature]  
Bidder(s) signature

1713 Hunters Trail

\* Address

sguchani@Comcast.net

Email Address

Friendswood, TX 77546

\* City, State, Zip Code

4-16-15 281-220-7182

Date

Phone Number

\* as it will appear on the Trustee's Deed