



PERDUE BRANDON
ATTORNEYS AT LAW

**SMITH COUNTY SALES FOR APRIL 2, 2019
SCHEDULED FOR 10 00 A.M.**

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the Sheriff or a Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. on the courthouse steps at a place designated by the commissioners' court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is WITHOUT WARRANTY.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an “as is”, “where is”, “buyer beware” sale. All sales are final. There are NO refunds. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 3) Bidders are required to have a statement from the Smith County Tax Assessor-Collector certifying that the person / firm / company purchasing property at a tax sale owes NO delinquent property taxes to any taxing entity within the county.
- 4) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 5) Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.
- 6) If you have any questions please call (903) 597- 7664 and ask for Gaby, Heather or Carla.
- 7) You can access the Smith County Appraisal District Website @: www.smithcountymapsite.org

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid	Notes
24,765-B Tyler ISD v. Marvin J. Butler, Et Al	LOT 2, UNIT NO. 1, MEADOWLAKE VILLAGE, ACCORDING TO THE PLAT OF RECORDED IN VOLUME 6, PAGE 138, PLAT RECORDS OF SMITH COUNTY, TEXAS, DEED RECORD IN VOLUME 1498, PAGE 899, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 18080000000002000	\$4,000.00	Tyler ISD Smith County
24,870-A/B Tyler ISD v Mike Parks, Et Al	LOT 9, NCB 1005-G, OF THE BRIARWOOD ADDITION, UNIT NO. 10, IN THE CITY OF TYLER, SMITH COUNTY, TEXAS, DEED RECORDED IN VOLUME 2977, PAGE 332, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 150000100507009000.	\$48,891.90	Tyler ISD Smith County
25,132-B Tyler ISD v J. W. Lacey Estate	10.660 ACRES, MORE OR LESS, SITUATED IN THE HEZEKIAH GEORGE SURVEY DEED RECORDED IN VOLUME 1605, PAGE 23, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 100000036702006000.	\$5,516.37	Tyler ISD Smith County

25,365-B Tyler ISD v Cleotha Whitaker, Sr., Estate	LOT 23, NCB 764, CITY OF TYLER, SMITH COUNTY, TEXAS, PART OF THE F.D. BODENHEIMER SURVEY NO. 501, ABSTRACT NO. 96, DEED RECORDED IN VOLUME 1400, PAGE 25; DEED RECORDED IN VOLUME 2801, PAGE 148, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 150000076400023000.	\$1,670.00	Tyler ISD Smith County
25,446-B Tyler ISD v Robert J. Gholson, Sr., Et Al	BEING LOTS 416, 453, 454 & 455, SECTION C, (AKA AS SECTION 3) IN THE PINE TRAIL SHORES SUBDIVISION, DEED FROM EASTERN RESORT PROPERTIES TO R. J. GHOLSON, SR. ETUX, BEATRICE E. GHOLSON RECORDED IN VOLUME 2345, PAGE 188; DEED FROM EUEL L. BALDOCK AND WIFE AUDREY M. BALDOCK TO R. J. GHOLSON SR, AND NORA C. WARNER, RECORDED IN VOLUME 3331, PAGE 761, ; DEED FROM ROBERT H. STOKES ETUX ROBIN R. STOKES TO ROBERT GHOLSON AND NORA KATHERINE WARNER, RECORDED IN VOLUME 3390, PAGE 467; DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 180950000300453000.	\$6,100.00	Tyler ISD Smith County
25,648-A Tyler ISD v Drusila Rivas, Et AL	LOT 1, BLOCK 571, OF TEXAS COLLEGE HEIGHTS ADDITION, AS DESCRIBED IN DEED RECORDED AUGUST 15, 2011, DOCUMENT No. 2011-00036064, LAND RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 150000057100001000.	\$4,509.73	Tyler ISD Smith County
25,721-B Tyler ISD v Keith McArthy, Et Al	LOT 433A BLOCK 663, CONNALLY HEIGHTS ADDITION, CITY OF TYLER, SMITH COUNTY, TEXAS, AS DESCRIBED IN DEED, RECORDED ON APRIL 20, 2012, INSTRUMENT NO. 2012-00017717, ACCOUNT # 150000066300433010.	\$4,088.01	Tyler ISD Smith County

* This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("PBFCM") [DOES NOT WARRANT](#) the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM.