

**SMITH COUNTY SALES FOR JUNE 6, 2017
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. 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) If you have any questions please call (903) 597- 7664 and ask for Gaby, Heather or Carla.
- 6) You can access the Smith County Appraisal District Website @: www.smithcountymapsite.org

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid	Notes
22,506-B Tyler ISD vs. Cleotha Whitaker, Et Al	LOT 16C & 17C, NEW CITY BLOCK 440, IN THE OAK GROVE ADDITION, DEED RECORDED IN VOLUME 5769, PAGE 195, FILED APRIL 27, 2001, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000044000016030 ***Subject to 2016 taxes in the amount of \$244.58***	\$11,344.89	Tyler ISD Smith County
24,916-B Tyler ISD vs. Rudy A. Ramirez Estate	LOT 5, BLOCK 4, AKA NCB 861, OF THE SOUTH TYLER HEIGHTS ADDITION, DEED RECORDED IN VOLUME 4636, PAGE 29, FILED JANUARY 19, 1999, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000086100005000	\$7,800.00	Tyler ISD Smith County
25,004-C Tyler ISD vs. Pearline Brookens Estate	LOT 179, BLOCK 852, FKA LOTS 97 AND 106, BLOCK NO. 3, OF THE M.F. TURNER PLACE, IN THE T. BUCKLEY SURVEY, DEED RECORDED IN VOLUME 1024, PAGE 61, FILED OCTOBER 24, 1961, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000085200179000	\$11,332.71	Tyler ISD Smith County
25,006-B Tyler ISD vs. J. W. Johnson	LOT 7, NCB 458, ROWLANDS SUBDIVISION, CITY OF TYLER, DEED RECORDED IN VOLUME 5716, PAGE 268, FILED MARCH 27, 2001, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 150000045800007000 ***Subject to 2016 taxes in the amount of \$77.59***	\$2,233.24	Tyler ISD Smith County

25,006-B Tyler ISD vs. J. W. Johnson	LOT 26 & 25A, BLOCK 36, T.E. SWANN ADDITION, CITY OF TYLER, DEED RECORDED UNDER INSTRUMENT NO. 2010-R00005300, ON DOCUMENT FILED FEBRUARY 3, 2010, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000003600026000 ***Subject to 2016 taxes in the amount of \$1,053.42***	\$6,897.07	Tyler ISD Smith County
25,006-B Tyler ISD vs. J. W. Johnson	BEING 0.172 ACRES, MORE OR LESS, LOT 3, BLOCK 62, CITY OF TYLER, AS DESCRIBED IN DEED RECORDED UNDER INSTRUMENT NO. 2010-R00005305, ON DOCUMENT FILED FEBRUARY 3, 2010, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 150000006200003000 ***Subject to 2016 taxes in the amount of \$996.65***	\$5,553.30	Tyler ISD Smith County
25,006-B Tyler ISD vs. J. W. Johnson	LOTS 9 AND 10, BLOCK 5, NCB 852-N, OF MCCULLARS SUBDIVISION, DEED RECORDED UNDER INSTRUMENT NO. 2008-R00058814, FILED DECEMBER 23, 2008, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000085214009000 ***Subject to 2016 taxes in the amount of \$94.03***	\$485.85	Tyler ISD Smith County
25,006-B Tyler ISD vs. J. W. Johnson	LOT 13, BLOCK 5, NCB 852-N, MCCULLARS SUBDIVISION, CITY OF TYLER, DEED RECORDED UNDER INSTRUMENT NO. 2010-R00003906, FILED JANUARY 26, 2010, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT #150000085214013000 ***Subject to 2016 taxes in the amount of \$24.57***	\$692.60	Tyler ISD Smith County
25,012-B Tyler ISD vs. Latonja Marie Browning, Et Al	LOT 14B, NEW CITY BLOCK 851, M. F. TURNER ADDITION TO THE CITY OF TYLER, DEED RECORDED IN VOLUME 7526, PAGE 516, FILED JULY 4, 2004, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000085100014020.	\$1,712.41	Tyler ISD Smith County
25,117-B Tyler ISD vs. Mario Espinosa, Et Al	LOT 13A, BLOCK 4, NCB 634, SITUATED IN THE HERNDON BRIGHT RESUBDIVISION, DEED RECORDED IN VOLUME 5324, PAGE 261, FILED JUNE 21, 2000, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000063400013010	\$4,261.77	Tyler ISD Smith County
25,117-B Tyler ISD vs. Mario Espinosa, Et Al	LOT 19, NCB 652, HERNDON ADDITION TO THE CITY OF TYLER, DEED RECORDED IN VOLUME 6599, PAGE 5, FILED AUGUST 29, 2002, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000065200019000	\$888.65	Tyler ISD Smith County
25,117-B Tyler ISD vs. Mario Espinosa, Et Al	LOT 16, NCB 652, HERNDON ADDITION TO THE CITY OF TYLER, DEED RECORDED IN VOLUME 6599, PAGE 5, FILED AUGUST 29, 2002, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000065200016000	\$798.40	Tyler ISD Smith County
25,117-B Tyler ISD vs. Mario Espinosa, Et Al	LOT 22, NCB 634, HERNDON ADDITION TO THE CITY OF TYLER, DEED RECORDED APRIL 28, 2010, INSTRUMENT No. 2010-R00020118, DEED RECORDS OF SMITH COUNTY TEXAS, ACCOUNT # 150000063400022000	\$3,946.89	Tyler ISD Smith County
25,135-B Tyler ISD vs. Billy hays Estate	BEING 1.00 ACRES, MORE OR LESS, SITUATED IN THE THOMAS SPELL SURVEY NO. 372, ABSTRACT NO. 890, SMITH COUNTY, TEXAS, DEED RECORDED IN VOLUME 1783, PAGE 23, FILED FEBRUARY 12, 1980, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 100000089000003010	\$8,792.00	Tyler ISD Smith County

25,182-B Tyler ISD vs. Mel-Rose Frank, LLC; Mel-Rose Brad, LLC & Mel- Rose Bob, LLC., Et Al	BEING 1.921 ACRES, MORE OR LESS, LOT 11-A, NCB BLOCK 502-H, IN THE NORTHRIDGE ADDITION, DEED RECORDED UNDER INSTRUMENT NO. 20160100019224, ON MAY 6, 2016, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT# 150000050208011010	\$117,449.16	Tyler ISD Smith County
25,331-A Tyler ISD vs. Eric Vincent Wade, Deceased, Et Al	LOT 10, BLOCK 3, PART OF THE BRIARWOOD ESTATES, DEED RECORDED IN VOLUME 3625, PAGE 75, FILED FEBRUARY 9, 1995, SMITH COUNTY TEXAS, ACCOUNT # 108050000300010000	\$3,402.11	Tyler ISD Smith County
25,331-A Tyler ISD vs. Eric Vincent Wade, Deceased, Et Al	LOT 8, BLOCK 3, PART OF THE BRIARWOOD ESTATES, DEED RECORDED IN VOLUME 4074, PAGE 1, ON I FILED OCTOBER 28, 1997, SMITH COUNTY, TEXAS, ACCOUNT #108050000300008000	\$3,402.11	Tyler ISD Smith County
25,331-A Tyler ISD vs. Eric Vincent Wade, Deceased, Et Al	LOT 9, BLOCK 3, PART OF THE BRIARWOOD ESTATES, LOCATED AT 11335 SCENIC DRIVE, DEED RECORDED IN VOLUME 3984, PAGE 204, FILED JULY 22, 1997, SMITH COUNTY TEXAS, ACCOUNT #108050000300009000	\$45,463.11	Tyler ISD Smith County
25,418-A Tyler ISD vs. Jeri Sue Kitchens aka Jeri Sue Johnson	LOT 24, BLOCK 1080-E OF THE EASTWOOD ADDITION, UNIT 1, DEED RECORDED IN VOLUME 2961, PAGE 440, FILED NOVEMBER 15, 1989 AND DEED RECORDED IN VOLUME 4268, PAGE 208, FILED APRIL 1, 1998, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 150000108005024000	\$11,034.17	Tyler ISD Smith County

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