

**SMITH COUNTY SALES FOR FEBRUARY 4, 2025
ONLINE AUCTION
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. by **ONLINE AUCTION** at the following website: <https://smith.texas.sheriffsaleauctions.com>,
- 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 or Heather.
- 7) You can access the Smith County Appraisal District Website @: www.smithcountymapsite.org

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED. THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA. LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

*****BUYER IS RESPONSIBLE FOR POST JUDGMENT TAXES*****

Case No.	Legal Description/Address (if available)	Adjudged Value	Estimated Minimum Bid
25,827-A Tyler ISD v. Jessie Johnson Butts Estate	1.430 ACRES, MORE OR LESS, PART OF THE SNEED LEDBETTER SURVEY, ABSTRACT NO. 602, DEED RECORDED IN VOLUME 1386, PAGE 542 AND IN DEED FILED MARCH 21, 1975, VOLUME 1524, PAGE 19, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 100000060200026000	\$31,776.00	\$16,690.53
25,891-A Tyler ISD v. Tyler Business Park, LLC	0.510 ACRES, MORE OR LESS, PART OF THE RICHARD ALSTON SURVEY, ABSTRACT 43, CITY OF TYLER, DEED RECORDED DECEMBER 30, 2011, INSTRUMENT NO. 2011-00057017, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 100000004300025015 (This property was previously struck off to Smith County, and is now being offer for Resale)	\$6,502.00	\$500.00
25,891-A Tyler ISD v. Tyler Business Park, LLC	7.720 ACRES, MORE OR LESS, PART OF THE RICHARD ALSTON SURVEY, ABSTRACT 43, CITY OF TYLER, DEED RECORDED DECEMBER 30, 2011, INSTRUMENT NO. 2011-00057017, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 100000004300034000 (This property was previously struck off to Smith County, and is now being offer for Resale)	\$98,430.00	\$5,500.00
26685-A Tyler ISD v. Smallie Griffin, Deceased, Et Al	LOT 2, BLOCK 7 OF THE BELLWOOD HEIGHTS ADDITION, PART OF NCB 546, DEED FROM HENRY MORGAN TO SMALLIE GRIFFIN AND WIFE RACHEL GRIFFIN RECORDED IN VOLUME 648, PAGE 489, DATED MAY 22, 1950, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 150000054600002000	\$13,740.00	\$13,740.00
26965-A Tyler ISD v. Jerry Magee Estate	LOT 105, SECTION 3, PINE TRAIL SHORES SUBDIVISON, SMITH COUNTY, TEXAS, DEED FILED ON OCTOBER 27, 1998, VOLUME 4538, PAGE 102, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 180950000300105000.	\$81,086.00	\$18,584.50
26988-C Tyler ISD v. Carr Oil Company	0.076 ACRES, MORE OR LESS, TRACT 0046F, PART OF THE W ARCHER SURVEY, ABSTRACT NUMBER 26, BEING A RESIDUE OF THE 0.248 ACRE TRACT CONVEYED TO CARR OIL COMPANY IN A DEED RECORDED IN VOLUME 1398, PAGE 200, FILED DECEMBER 21, 1971, SMITH COUNTY, TEXAS, ACCOUNT # 100000002600045060.	\$7,448.00	\$7,448.00
27296-C Tyler ISD v. Christopher D. Reedy, Et Al	CRESCENT HTS GARDENS BLOCK 669-F LOT 71-A, DEED RECORDED ON DECEMBER 27, 2005, VOLUME 7970, PAGE 577, DEED RECORDS OF SMITH COUNTY, TEXAS. GEO: 150000066906071010.	\$166,839.00	\$7,464.00

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