

**SMITH COUNTY SALES FOR AUGUST 6, 2024
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
25,757-C Tyler ISD v. Arthur Granberry Estate	PART OF LOT 13, BLOCK "C", IN THE J.P. BROUGHTON ADDITION TO THE CITY OF TYLER, AKA LOT 66, NEW CITY BLOCK 665B, DEED RECORDED IN VOLUME 287, PAGE 296, FILED AUGUST 8, 1933, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 150000066502066000	\$66,098.00	\$36,242.91
26699-C Tyler ISD v. R. E. Lee, Et Al	LOT 2, BLOCK 580, ACADEMY HEIGHTS ADDITION TO THE CITY OF TYLER, DEED RECORDED JULY 9, 1919, VOLUME 144, PAGE 114, AND DEED RECORDED MAY 21, 1940, VOLUME 407, PAGE 622, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT NUMBER 150000058000002000.	\$24,737-00	\$7,244.59
26733-A Tyler ISD v. Leobarda Revelta	1.00 ACRES, MORE OR LESS, TRACT 11L, PART OF THE JOHN LANE SURVEY, ABSTRACT NO. 557, DEED RECORDED IN VOLUME 5621, PAGE 311, FILED JANUARY 24, 2001, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 100000055700011120	\$327,243.00	\$ 7,157.83
26733-A Tyler ISD v. Leobarda Revelta	1.00 ACRES, MORE OR LESS, TRACT 11M, PART OF THE JOHN LANE SURVEY, ABSTRACT NO. 557, DEED RECORDED IN VOLUME 5621, PAGE 313, FILED JANUARY 24, 2001, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 100000055700011130	\$84,795.00	\$2,554.18
26789-C Tyler ISD v. Dorothy Nell Washington, Et Al	LOT 15A AND 15B, NCB 94, HERNDON ADDITION, DEED RECORDED IN VOLUME 549, PAGE 238, FILED NOVEMBER 22, 1946, AND IN AFFIDAVIT OF HERSHIP FILED MARCH 20, 2003, VOLUME 6992, PAGE 230, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 150000009400015010	\$12,354.00	\$9,090.40
27389-C Tyler ISD v. Shanna Leeann Bay, Et Al	LOT 89, SECTION 4, PART OF THE PINE TRAIL SHORES SUBDIVISION, DEED RECORDED ON JULY 26, 1979, VOLUME 1747, PAGE 807; DEED RECORDED IN VOLUME 2186, PAGE 51 FILED OCTOBER 28, 1983, AND DEED RECORDED DECEMBER 21, 2020, DOCUMENT No. 202001048276, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 180950000400089000	\$201,880.00	\$20,511.64
27461-C Tyler ISD v. Jerone Bearden, Et Al	6.238 ACRES, MORE OR LESS IN THE DON THOMAS QUEVADO SURVEY, DEED RECORDED IN VOLUME 4900, PAGE 227, FILED JULY 29, 1999, AND DEED FILED OCTOBER 16, 2018, DOCUMENT No. 20180100042921, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 100000001820003030	\$87,189.00	\$9,339.15

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