PERDUE BRANDON
ATTORNEYS AT LAW

SMITH COUNTY SALES FOR OCTOBER 6, 2026
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 Yvette.

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, COMERCIABILIDAD, 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
25,674-C Tyler ISD v. Ila Roberts Smith Trust	LOT 483, BLOCK 663, CONNALLY HEIGHTS ADDITION, CITY OF TYLER, DEED RECORDED IN VOLUME 3221, PAGE 69, FILED APRIL 16, 1992, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 150000066300483000. ***SUBJECT TO POST JUDGMENT- YEARS 2019-2025***	$5,520.00	$2,075.09
25,674-C Tyler ISD v. Ila Roberts Smith Trust	LOT 489, BLOCK 663, CONNALLY HEIGHTS ADDITION, CITY OF TYLER, DEED RECORDED IN VOLUME 3221, PAGE 67, FILED APRIL 16, 1992, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 150000066300489000 ***SUBJECT TO POST JUDGMENT- YEARS 2019-2025***	$44,101.00	$6,032.93
27540-A Tyler ISD v. Leandre Allen, et al	LOT 10, BLOCK 2, AKA NCB 346, OF THE CASPARY ADDITION TO THE CITY OF TYLER, AS SHOWN BY PLAT RECORDED IN VOLUME 39, PAGE 386, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT 150000034600010000	$117,932.00	$19,526.35
27743-C Tyler ISD v. Oseas Medina, et al	3.00 ACRES, MORE OR LESS, OUT OF THE JOHN LANE SURVEY, ABSTRACT NO. 557, TRACT 11W, DEED RECORDED IN DOCUMENT NO. 202201020781, FILED MAY 27, 2022, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT NUMBER 100000055700011230.	$464,532.00	$28,488.47
27749-C Tyler ISD v. Debra A. Taber, et al	2.455 ACRES, MORE OR LESS, LOT 7, ROSEWOOD WEST ADDITION, DEED FILED MARCH 31, 2006, INSTRUMENT NUMBER 20060100015326, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT NUMBER 168430000000007000.	$52,972.00	$6,754.66
27860-C Tyler ISD v. Willie D. Hulion, et al	LOT 69, OF CLEAR LAKES, UNIT III, DEED RECORDED APRIL 12, 1978, VOLUME 1673, PAGE 92, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT # 180160000000069000	$24,539.00	$8,109.77
27866-C Tyler ISD v. Lula Mitchell et al	2.000 ACRES MORE OR LESS, PART OF THE S. DEXTER SURVY NO. 301, ABSTRACT 326, DEED FILE FEBRUARY 12, 1955, VOLUME 793, PAGE 485 DEED RECORDS OF SMITH COUNTY, TEXAS. ACCT# 100000032600007010	$63,136.00	$19,962.46
26965-A Tyler ISD v. Jerry Magee Estate	**RESALE** LOT 105, SECTION 3, PINE TRAIL SHORES SUBDIVISON, SMITH COUNTY, TEXAS, DEED RECORDED IN VOLUME 4538, PAGE 102, FILED ON OCTOBER 27, 1998, DEED RECORDS OF SMITH COUNTY, TEXAS NUMBER 180950000300105000 **(This property was previously struck off to Smith County, and is now being offered for Resale)**	$81,086.00	$1,500.00

27166-B Tyler ISD v. Tommy L. Payne, et al	**RESALE** ALL THAT CERTAIN LOTS 469 AND 470, SECTION C, OF THE PINE TRAIL SHORES ADDITION TO THE CITY OF FLINT, SMITH COUNTY, TEXAS, DEED OF RECORDED IN DOCUMENT NO. 20160100019416, THE DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT NUMBER 180950000300469000. **(This property was previously struck off to Smith County, and is now being offered for Resale)**	$24,935.00	$700.00
27865-B Tyler ISD v. Frankie Erwin, et al	**RESALE** 1.44 ACRES OF LAND, MORE OR LESS, PART OF A 2.44 ACRE TRACT OUT OF THE GEORGE A. BASS SURVEY, ABSTRACT 66, AKA TRACT 19, DEED OF RECORD IN VOLUME 396, PAGE 558 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT # 100000006600019000. **(This property was previously struck off to Smith County, and is now being offered for Resale)**	$38,008.00	$6,500.00

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