PERDUE BRANDON
ATTORNEYS AT LAW

SMITH COUNTY SALES FOR DECEMBER 1, 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 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, 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, DEBERIÁ 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
25,777-B Tyler ISD v. Willie Howard Pierce	**RESALE** LOT 29, BLOCK 326, PKA LOT 3, BLOCK 324-B, OF THE T.C. WILLIAMS SUBDIVISION, TO THE CITY OF TYLER, DEED RECORDED IN VOLUME 1871, PAGE 458, FILED MAY 1, 1981, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 150000032600029000. **(This property was previously struck off to Smith County, and is now being offered for Resale)**	$12,993.00	$500.00
25,830-A Tyler ISD v. Lee M. McCuin Sr. Estate	**RESALE** LOT 5, BLOCK 670-D, PART OF THE LINCOLN GARDENS ADDITION TO THE CITY OF TYLER, UNIT 1, DEED RECORDED IN VOLUME 786, PAGE 18, ON NOVEMBER 24, 1954, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT NUMBER 150000067004005000. **(This property was previously struck off to Smith County, and is now being offered for Resale)**	$19,343.00	$5,000.00
25,955-B Tyler ISD v. Warren Hallman, Jr. Estate	LOT 18, NEW CITY BLOCK 434-B, SOL KATZ ADDITION TO THE CITY OF TYLER, DEED RECORDED IN VOLUME 1043, PAGE 470, DATED JUNE 4, 1962, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 150000043402018000	$46,197.00	$24,620.51
26933-B Tyler ISD v. CGC Real Estate Services LLC	LOT 52, BLOCK 687-J, PART OF BRADSHAW HEIGHTS ADDITION UNIT 4, CABINET A, SLIDE 109-A, DEED RECORDED NOVEMBER 22, 2010, DOCUMENT NO. 2010-R00054487, AND DOCUMENT NO. 2011-00041406, RECORDED SEPTEMBER 20, 2011, DEED RECORDS OF SMITH COUNTY TEXAS ACCOUNT NUMBER 150000068710052000	$27,712.00	$14,701.78
26993-B Tyler ISD v. Vernon R. Slider, Deceased, st al	LOT 124, UNIT 7, ESTATE VILLAGE SUBDIVISION, DEED RECORDED ON OCTOBER 15, 1985, VOLUME 2469, PAGE 22, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 180286000007124000.	$10,472.00	$5,199.66
27018-B Tyler ISD v. Brandy Rebecca Zirkle, et al	ALL THAT CERTAIN 1.854 ACRES, MORE OR LESS, SECTION 18, DON QUEVADO SURVEY, ABSTRACT 18, DEED RECORDED IN DOCUMENT NO. 20080100056678, RECORDED DECEMBER 8, 2008, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT NUMBER 100000001818005032.	$93,064.00	$18,138.21
27394-B Tyler ISD v. Burnis Tillman, et al	LOT 12, NEW CITY BLOCK 197 OF RESUBDIVISION OF NEW CITY BLOCK 197 OF MRS. MARY A. ELLIS HOMESTEAD ADDITION TO THE CITY OF TYLER, DEED RECORDED IN VOLUME 1404, PAGE 31, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT NUMBER 150000019700012000	$101,946.00	$24,377.34
27537-A Tyler ISD v. Grady W. Mosley, et al	LOT 5, BLOCK 128, IN THE WIMBERLY DOUGLAS SUBDIVISION, CITY OF TYLER, PART OF THE JOHN MCADAMS SURVEY NO. 2219, DEED RECORDED IN VOLUME 1610, PAGE 614, FILED FEBRUARY 25, 1977, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNTT NUMBER 150000012800005000	$182,545.00	$10,094.06

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27537-A Tyler ISD v. Stephen A. Smith	**RESALE** LOT 128, MEADOWLAKE VILLAGE, UNIT 2, DEED RECORDED JANUARY 31, 2007, DOCUMENT NO. 20070100005261, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 180800000000128000. **(This property was previously struck off to Smith County, and is now being offered for Resale)**	$7,200.00	$1,200.00
27537-A Tyler ISD v. Stephen A. Smith	**RESALE** BEING 0.27 ACRES, MORE OR LESS, LOT 3, NCB 669, PARKDALE ESTATES UNIT III, AKA LOT 67, DEED RECORDED IN VOLUME 7534, PAGE 118, DEED RECORDS OF SMITH COUNTY, TEXAS ACCOUNT NUMBER 150000066900067000. **(This property was previously struck off to Smith County, and is now being offered for Resale)**	$3,240.00	$750.00
27537-A Tyler ISD v. Stephen A. Smith	**RESALE** LOT 22, UNIT 1, CLEARLAKE VILLAGE, DEED RECORDED JUNE 20, 2007, DOCUMENT NO. 20070100030019, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT NUMBER 180160000000022000. **(This property was previously struck off to Smith County, and is now being offered for Resale)**	$12,179.00	$1,200.00
27916-B Tyler ISD v. Sherie Lynn Brooks, et al	LOT 9A, BLOCK 444, PART OF THE OAK GROVE ADDITION, CITY OF TYLER, DEED RECORDED IN VOLUME 2935, PAGE 453, FILED AUGUST 10, 1999, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT 150000044400009010.	$108,739.00	$17,101.76
27916-B Tyler ISD v. Sherie Lynn Brooks, et al	LOT 5 AND 6, BLOCK 570, PART OF THE TEXAS COLLEGE HEIGHT ADDITION, CITY OF TYLER, DEED RECORDED IN VOLUME 2935, PAGE 453, FILED AUGUST 10, 1999, DEED RECORDS OF SMITH COUNTY, TEXAS, ACCOUNT NUMBER 150000057000005000.	$52,607.00	$6,328.24

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