

DELINQUENT TAX SALE - GLADEWATER INDEPENDENT SCHOOL DISTRICT, SMITH COUNTY, TEXAS
April 7, 2026, at 10:00AM

Public Auction on an Online Platform at <https://smith.texas.sheriffsaleauctions.com>

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. A person or business entity wishing to bid on a property listed for sale must be AN APPROVED REGISTERED BIDDER. To become an APPROVED REGISTERED BIDDER, the person must provide a digital copy of a government issued ID. Example: Driver's License or Passport. A business entity must provide documents electronically designating the authority to bid on behalf of the company (Articles of Incorporation, list of officers/partners or authorizing resolution). This information is used to verify the REGISTERED BIDDER'S legal name and/or authority to be used when filing any deed. This information can be uploaded during the REGISTRATION PROCESS. When filling out the bidder registration – the "Name of Grantee" field must be filled in properly. This information is what will be noted as the Grantee on the Deed. (Section 34.015, Texas Tax Code). The grantee named in the deed must be the same person who was the successful bidder.
2. The property will be sold at online auction to the highest bidder based on bids. Successful bidders must pay for their property with **cashier's check or money order payable to MVBA Law Firm Longview office IN PERSON** at (115 Rothrock Dr. Longview, Texas 75602) OR **WIRE TRANSFER** - Please contact MVBA Law Firm @ (903) 757-5757 for wire transfer instructions. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which are accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is an 180-day right of redemption for all other properties. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Section. 33.51, Texas Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation, and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. 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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Longview at (903) 757-5757.

PROPERTIES TO BE SOLD ON APRIL 7, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	
1	27362-C	Gladewater Independent School District v Michael Lee Caton et al	Tract 1: A Manufactured Home Only, 2017, 37SSP16723AH18, 16'x72', Label # TEN0850672, Serial #C52021991TN, Smith County, Texas Account #9923379 Judgment Through Tax Year: 2023	\$4,244.34	WITHDRAWN
2			Tract 2: A Manufactured Home Only, 1995, Crest Ridge, 28'x48', Label# TEX0535715/6, Serial# CRHTX3356A/B, Smith County, Texas Account #9921933 Judgment Through Tax Year: 2023	\$4,323.87	WITHDRAWN
3 Tract 14 in Real Auction	27470-C	Gladewater Independent School District v Annie Ruth Jones et al	Tract 1: 2.00 Acres, more or less, out of the S. Lott Survey, Abstract 575, Smith County, Texas (Instrument #2009-R00023323, Official Records, Smith County, Texas) Account #0020063 Judgment Through Tax Year: 2024	\$16,298.26	WITHDRAWN
			Tract 2: A Manufactured Home Only, 14' X 70', Melody Home Manufacturing Co., Timco, Label #TEX0142138, Serial #1080SB470S39348, Smith County, Texas Account #0003582 Judgment Through Tax Year: 2024		
4 Tract 15 in Real Auction	27779-C	Gladewater Independent School District v Cody Derowen et al	2.60 Acres, more or less, out of the E. E. Lott Survey, Abstract 576, Smith County, Texas (Document #20200100014562, Official Records, Smith County, Texas) Account #0003822 Judgment Through Tax Year: 2024	\$5,155.21	
5 Tract 16 in Real Auction	27812-C	Gladewater Independent School District v William Alan Smith	0.887 Acre, more or less, out of the G. Slaughter Survey, Abstract 866, Smith County, Texas (Volume 4708, Page 265, Deed Records, Gregg County, Texas) Account #000007971/0005037 Judgment Through Tax Year: 2024	\$7,265.38	