

**DELINQUENT TAX SALE
GLADEWATER INDEPENDENT SCHOOL DISTRICT
SMITH COUNTY, TEXAS**

**June 5, 2018 at 10:00 A.M.
Courthouse door, Tyler, Texas**

GENERAL INFORMATION REGARDING THE TAX SALE

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

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government. The grantee named in the deed must be the same person who was the successful bidder. (Section 34.015 Texas Tax Code.)
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with a cashier's check or money order payable to **MVBA (McCreary Veselka Bragg & Allen)**. 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.
3. The amount of the opening bid is set out beside each tract. The bidding must start at that figure or higher and sums less than the given figure cannot be accepted. 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 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 a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the **SMITH COUNTY** Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code.)

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

PROPERTIES TO BE SOLD ON JUNE 5, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	
1	24,086-A	Gladewater Independent School District v Richard Earl Menefee ETAL	0.398 Acres, more or less, out of Abstract 576 of the E Lott Survey, Smith County, Texas (Volume 3799, Page 474 of the Official Public Records of Smith County, Texas) Account #000659606/0003939 Judgment Through Tax Year: 2015	\$5,931.25	
2	25298-A	Gladewater Independent School District v Brandon Scott Edney et al	5.996 Acres, more or less, out of Abstract 23 of the W Avery Survey, Smith County, Texas (Volume 5752, Page 175 of the Official Public Records, Smith County, Texas) Account #0000033 Judgment Through Tax Year: 2016	\$4,896.75	
3	25320-B	Gladewater Independent School District v Dawn Vanneste	19.99 acres, more or less, out of Abstract 335 of the Samuel Epps Survey, Smith County, Texas (Document #20150054802 of the Official Public Records of Smith County, Texas) Account #0001332/0001335 Judgment Through Tax Year: 2017	\$8,533.73	
4	25323-B	Gladewater Independent School District v Betty A. Severa	0.606 acre, more or less, out of Abstract 1050 of the Willis Williams Survey, Smith County, Texas (Volume 3835, Page 631 of the Official Public Records of Smith County, Texas) Account #0005310 Judgment Through Tax Year: 2017	\$3,296.98	
5	25326-B	Gladewater Independent School District v Gerald L. Griffin ET AL	4.7580 acres, more or less, being out of a 5.011 acre tract out of Abstract 421 of the Oscar Hawkins Survey, smith County, Texas (Document #200700056161, SAVE AND EXCEPT, Document #201200005127) Account #0002442/000662879 Judgment Through Tax Year: 2017	\$5,820.17	
6	25329-B	Gladewater Independent School District v Robert Clark Wilson	25.00 acres, more or less, out of Abstract 50 of the John Allen Survey, Smith County, Texas (1.52 acre in ROW) (Volume 7540, Page 275 of the Official Public Records of Smith County, Texas) Account #0000552/0000555 Judgment Through Tax Year: 2017	\$5,660.66	
7	25407-B	Gladewater Independent School District v Melissa Macklin AKA Melissa Benoit	Improvement Only, being a manufactured home, Label #HWC0338713-4, Serial #CSS005025TXA-B, located on Tract 35 out of Abstract 335 of the E Epps Survey, Smith County, Texas Account #9922146 Judgment Through Tax Year: 2017	\$2,355.31	

RESALES

THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:

8	21,244-C	Gladewater Independent School District/City of Gladewater v Herman C. Montgomery, Jr.	0.250 Acre, more or less, out of Abstract 23 of the W W Avery Survey, Smith County, Texas (Volume 2385, Page 280 of the Land Records of Smith County, Texas) Account #000660566/0000483 Bid in Trust 6/2/2015 Judgment Through Tax Year: 2012	\$300.00	
9	21,820-B	Gladewater Independent School District/City of Gladewater v Jose Cirilo Lara, et al	5.583 Acres, more or less, out of Abstract 736 of the E. Newberry Survey, Smith County, Texas (Volume 3372, Page 253 of the Land Records of Smith County) Account #000863650 Bid in Trust 2/7/2012 Judgment Through Tax Year: 2007	\$300.00	
10	24869-C	Gladewater Independent School District v Betty Russell AKA Betty Walker ET AL	3.280 Acres, more or less, out of Abstract 335 of the Samuel Epps Survey, Smith County, Texas (Volume 2465, Page 501, SAVE AND EXCEPT, Volume 1671, Page 440 of the Land Records of Smith County, Texas) Account #0002007/000661043 Bid in Trust 9/5/2017 Judgment Through Tax Year: 2015	\$300.00	
11	25168-C	Gladewater Independent School District v Vanderbilt Mortgage and Finance, Inc.	0.230 Acre, more or less, out of Abstract 335 of the Samuel Epps Survey, Smith County, Texas (Volume 7936, Page 380 of the Official Public Records of Smith County, Texas) Account #0002031 Bid in Trust 9/5/2017 Judgment Through Tax Year: 2015	\$300.00	