

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

**October 6, 2020 at 10:00 am
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 for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with a money order or a cashier's check 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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 OCTOBER 6, 2020:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
1	24,344-A	Gladewater Independent School District v Martha Sue Pace	3.724 Acres, more or less, out of Abstract 335 of the Samuel Epps Survey, Smith County, Texas (Volume 3341, Page 826 of the Land Records of Smith County, Texas) Account #0001983 Judgment Through Tax Year: 2019	\$9,542.31	
2	25196-A	Gladewater Independent School District v Billy Jack Brutchin et al	TRACT 1: 2.000 Acres, more or less, out of Abstract 421 of the Oscar Hawkins Survey, Smith County, Texas and being also known as Lot/Space 7, Block B of Joy Acres (Document #2006-R00037554 of the Official Public Records, Smith County, Texas) Account #0005790 Judgment Through Tax Year: 2018 TRACT 2: 2.000 Acres, more or less, out of Abstract 421 of the Oscar Hawkins Survey, Smith County, Texas and being also known as Lot/Space 6, Block B of Joy Acres (Volume 5498, Page 285 of the Deed Records, Smith County, Texas) Account #0005787 Judgment Through Tax Year: 2018	\$3,949.94	
3	25254-B	Gladewater Independent School District v Joycelyn Kay ETAL	4.542 Acres, more or less, out of Abstract 421 of the Oscar Hawkins Survey, Smith County, Texas (Volume 1348, Page 71 (Sixth Tract) of the Deed Records, Smith County, Texas) Account #0002676/000659989 Judgment Through Tax Year: 2018	\$11,544.88	
4	26200-A	Gladewater Independent School District v Christy J. Melton, et al	2.7660 Acres, more or less of the William W. Avery Survey, Tract 4D, Smith County, Texas (Volume 5970, Page 275, Official Public Records, Smith County, Texas) Account #0000117 Judgment Through Tax Year: 2019	\$11,229.24	