



MADISON COUNTY

OFFICE OF
PAM CARTER
CLERK AND MASTER
CHANCERY COURT

100 East Main Street, Suite 200

Phone (731) 423-6030

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Jackson, Tennessee

38301-6294

TO: ALL INTERESTED BIDDERS

RE: DELINQUENT PROPERTY TAX SALE

This is to let you know that we will be having an online Delinquent Property Tax Sale on August 19, 2021 beginning at 10:00 a.m. The auction will be conducted electronically via the GovEase website at www.GovEase.com/auctions.

Enclosed you will find information regarding this sale. The terms of the sale are detailed for you. If you have any questions regarding this, please do not hesitate to contact me.

Please note that the amount of the opening bid will be a little more than the amount on the attached list to cover cost of publication and any other statutory cost.

You must register with www.GovEase.com before bidding.

Sincerely,

Pam Carter
Clerk and Master

RE: DELINQUENT PROPERTY TAX SALE

DATE: THURSDAY, AUGUST 19, 2021

PLACE: WWW.GOVEASE.COM

Before bidding is to begin, all interested bidders must register.

This property is being SOLD FOR CASH, AS IS.

The TITLE to property purchased at a Delinquent Tax Sale IS NOT GUARANTEED. Please seek advice from your attorney as to the title of the property you are interested in. You are BUYING AT YOUR OWN RISK.

If the owner does not redeem the property (by paying taxes owed), you will receive a Tax Deed to the property. Please be aware that taxes may have accrued and will continue to accrue on the parcels on this sale list. These taxes may be due and payable if you become the property owner as a result of today's sale.

If the property owner redeems the property, you will receive your purchase price, plus twelve percent (12%) interest, per annum, on your purchase price.

We DO NOT RECOMMEND you making any improvements in the property. If it is necessary to repair for preservation, and the property is redeemed, you will receive a notice of a redemption; then you must file a response with the court, pursuant to statute to seek reimbursement.

**PAM CARTER, CLERK & MASTER
100 E. MAIN, ROOM 200
JACKSON, TN 38301**

(731) 423-6071

Exhibit A

<u>TAX YEAR</u>	<u>BILL NO.</u>	<u>OWNER NAME</u>	<u>CTRL MAP</u>	<u>GRP</u>	<u>PAR</u>	<u>S/I</u>	<u>PROP. ADDR</u>	<u>DB/PG</u>	<u>TAXES DUE</u>
2019	663	CHARISS & DEXTER AMOS	087-C	L	17.00	0	LENOIR AVE 226	639/ 943	\$ 1,435.16
2019	671	LOYCE ASKEW JR. and JOE W. ANDERS	078-N	A	24.00	0	PHILLIPS ST 199	752/ 1567	\$ 4,544.22
2019	2833	HOWARD E BOND	066-F	F	12.00	0	RUSSELL RD 557	744/ 954	\$ 955.93
2019	3031	JURICUS BOYD	078-J	J	4.00	0	STODDERT ST 224	746/ 213	\$ 950.08
2019	3432	NAPOLEON BROOKS	078-G	K	23.00	0	FARIS ST 106	699/ 323	\$ 3,064.17
2019	4572	GRADY CARTER	-65		23.00	0	ROYAL ST N 2017	745/ 239	\$ 1,846.36
2019	4573	GRADY CARTER	077-M	E	16.00	0	MCCORRY ST 125	745/ 239	\$ 2,153.18

2019	4610	SANDRA CARTER	078-M	Q	20.00	0	CHARLOTTE DR 24	693/ 517	\$	2,784.20
2019	5718	COMPLETE RESTORATION INC	100-P	A	6.00	0	FOURTH ST 114	702/ 1394	\$	4,247.43
2019	6343	EDDIE CROUTERS	099-E	C	25.00	0	CENTRAL AVE 29	703/ 558	\$	1,487.27
2019	6551	CHARLIE CURTAIN	078-N	C	21.00	0	EVERETT ST 69	731/ 1575	\$	2,148.25
2019	6722	JAMES HAROLD DAVIDSON	066-M	H	52.00	0	LINDA VITSA DR 149	731/ 1994	\$	1,376.17
2019	7600	DR PROPERTIES	100-I	E	1.07	0	HIGHLAND AVE S 1290	706/ 933	\$	11,102.88
2019	8012	CAROL EDWARDS	016-O	C	10.00	0	MATRIX CV 23	705/ 1902	\$	1,222.81
2019	8028	MAMIE O EDWARDS	099-E	A	9.00	0	JEFFERSON ST 35	537/ 642	\$	5,666.53
2019	8474	EXCEL DEV LLC ETAL, C/O 1660 ON THE HILL BUNCH	056-N	C	11.00	0	LEALAND LN 160	688/ 1349	\$	3,085.63
2019	9119	BRENDA S FOSTER	078-K	B	2.00	0	BOONE ST 158	518/ 96	\$	2,830.90
2019	9973	FLOYD GOLDEN	078-A	Q	15.00	0	SIMMS ST 217	569/ 572	\$	967.62

2019	10096	GRAIG & GERALD G GOODWIN	-42		19.01	0	CHRISTMASVILLE RD 2707	537/ 621	\$	3,079.44
2019	10610	H & H PROPERTIES	065-N	A	27.00	0	BRONZEWOOD CV 34	699/ 1736	\$	1,052.61
2019	10616	H & H PROPERTIES	078-F	F	4.00	0	WHITEHALL ST 630	707/ 1115	\$	1,180.13
2019	11054	JOHN T HAMILTON III	065-I	B	25.00	0	CAMPBELL ST 1023	698/ 753	\$	1,742.19
2019	12196	BEATRICE J HILLARD	087-D	A	22.00	0	RHEA ST 117	449/ 133	\$	2,149.37
2019	12308	KATHLEEN A HLINAK	065-O	A	42.00	0	FOREST AVE E 493	746/ 52	\$	1,868.32
2019	12852	ANTHONY HUDNALL	078-A	B	19.00	0	ROLAND AVE 320	714/ 1501	\$	2,166.65
2019	16316	LJ INVESTMENTS LLC	077-M	B	9.00	0	STERLING ST 115	705/ 1796	\$	1,979.52
2019	16378	BUDDY RAY LOCKERT	078-M	A	49.00	0	JAMES ST 52	724/ 930	\$	2,654.92
2019	16526	ERICA LONG	087-D	A	15.00	0	RHEA ST 177	636/ 363	\$	3,676.24
2019	20048	THOMAS NANNEY	099-E	D	19.00	0	D ST 281	750/ 1533	\$	2,591.31
2019	20049	THOMAS NANNEY	099-E	D	20.00	0	D ST 275	722/ 1665	\$	1,710.69

2019	20166	CEDRIC D NELSON	078-B	K	20.00	0	BENNETT ST 139	733/ 473	\$	1,488.48
2019	20167	CEDRIC D NELSON	100-H	D	4.00	0	NEW ST 121	732/ 783	\$	1,563.74
2019	20393	MICHAEL NICHELSON	078-J	P	14.00	0	LINDSEY ST 241	696/ 1194	\$	9,610.13
2019	21570	PENSCO TRUST COMP CUSTODIA FBO KENNETH B. KEM	077-E	D	8.00	0	KING ST W 809	722/ 1351	\$	1,492.68
2019	22084	JOHN RANEY PLUNK	078-A	P	3.00	0	N HIGHLAND AVE 1020	742/ 1066	\$	2,737.52
2019	23923	EDNA JEAN RUCKER	078-K	A	31.00	0	ROSEWOOD ST 126	620/ 225	\$	5,141.61
2019	24003	RUSHMEADE PARTNERS C/O JOEL MCALEXANDER	055-H	F	6.01	0	RUSHMEADE DR	555/ 838	\$	4,929.75
2019	25430	MARTHA ELIZABETH SMOTHERS	056-I	F	14.00	0	RIDGEDALE DR 271	686/ 1058	\$	3,366.35
2019	25908	KEVA STATEN and CEDRIC STATEN	078-M	C	13.00	0	BIRCH ST 209	586/ 881	\$	1,250.69
2019	27406	TN PACE RE LLC, C/O FORMATI	044-K	D	21.00	0	WINDALE DR 89	731/ 1714	\$	5,219.06
2019	29372	C A WILKINS and JEWELL WILKINS	043-I	F	2.00	0	MCO RD 567	634/ 263	\$	3,221.42

2019	50012	JUSTIN PILLOW	077-F	A	11.00	0	MASON ST 105	742/ 1688	\$	2,302.86
2019	50020	CRYSTAL LOVE	077-C	A	3.00	0	ALEXANDER ST 119	740/ 348	\$	4,373.70