

IN THE CHANCERY COURT OF LINCOLN COUNTY, TENNESSEE

RECEIVED
JUDICA H. BARTLETT
CLERK & MASTER

LINCOLN COUNTY, TENNESSEE and
CITY OF FAYETTEVILLE, TENNESSEE,

2020 MAY -1 A 10:40

Plaintiffs

v.

Civil Action No. 15259

DELINQUENT TAXPAYERS,

Defendants

ORDER REGARDING PRIVATE PROCESS SERVERS

This cause came on to be heard upon the motion of plaintiffs to approve the use of private process servers to serve process on delinquent taxpayers and for private process server fees in the amount of \$ 25⁰⁰ for each delinquent taxpayer served to be added to the amount of the delinquent tax, penalty, interest, search fees, guardian ad litem fees, attorney fees and other fees as approved by this court, upon the grounds that such fees are necessary in order to have such delinquent taxpayers promptly served with process and delays by the Lincoln County Sheriff's Department in allowing deputies to have personal contact to serve process due to Corona 19 virus issues; and it appearing that such motion is well taken and should be granted; it is therefore

ORDERED that private process servers be allowed to serve process on delinquent taxpayers and private process server fees in the amount of \$ 25⁰⁰ per for each delinquent taxpayer served are hereby approved to be added to the amount of the delinquent tax, penalty, interest, search fees, guardian ad litem fees, attorney fees and other fees as approved by this court.

This the 2nd day of April, 2020.

J. B. Cox
J. B. Cox, Chancellor

Approved for entry:

William E. Simms
William E. Simms #5422
Attorney for Lincoln County
P. O. Box 53
Fayetteville, TN 37334

Johnny D. Hill by William E. Simms
Johnny D. Hill, Jr. #15197 with permission
Attorney for City of Fayetteville
P. O. Box 802
Fayetteville, TN 37334

Received From JB Cox Chancellor
Filed and entered in MB FFI Page 513
May 1 20
Richard Roland Deputy
Clerk and Master

IN THE CHANCERY COURT OF LINCOLN COUNTY, TENNESSEE

**LINCOLN COUNTY, TENNESSEE,
CITY OF FAYETTEVILLE, TENNESSEE
and TOWN OF PETERSBURG, TENNESSEE**

Plaintiffs,

Vs.

Consolidated Civil Action No: 15259

DELINQUENT TAXPAYERS,

Defendants.

DECREE FOR SALE

This cause came on to be heard on the ___ day of May, 2021, before the Honorable J.B. Cox, Chancellor, upon the Reference of the Clerk and Master, and it appearing to the Court that motion for default judgment against the defendants has been previously granted to plaintiffs in that the Defendants have failed to appear and make defense to the complaint within the time required by law, it is, therefore, **ORDERED, ADJUDGED AND DECREED** by the Court;

1. That Plaintiffs have and recover from the Defendants the amount of all taxes due and payable to Lincoln County, Tennessee, City of Fayetteville and Town of Petersburg for the year 2017 and 2018 and any previous years of unpaid taxes as set out in the Reference, together with interest, penalty, statutory attorney's fees and costs as provided by law.

2. That Plaintiffs be permitted to add the following concise description of the property and enforce the liens on the parcel of land described in the bill. (See attached Exhibit "A" for concise description)

3. That the Clerk and Master will advertise, according to law, and sell, pursuant to Tennessee Code Annotated 67-5-2501(a)(1), said parcels of land described in Paragraph 2 (See attached Exhibit "A") at the Courthouse in Fayetteville, Lincoln, Tennessee to the highest and best bidder for cash, subject to the statutory right of redemption.

4. That the Clerk and Master is hereby authorized to enter into a contractual agreement with GovEase to sell the parcels of land described in Paragraph 2 (See attached Exhibit "A") by electronic sale.

5. That the Clerk and Master is authorized to add the cost of the electronic sale in the amount of \$175.00 to each parcel described in Paragraph 2 (See attached Exhibit "A").

6. The purchaser(s) shall be liable for payment of all taxes due and unpaid assessed against the property which are a lien against the real estate both delinquent taxes and taxes not delinquent including interest, penalty, statutory attorney's fees and costs as provided by law.

7. This sale is subject to any demolition lien filed pursuant to Tennessee Code Annotated §13-21-101 et seq. and Tennessee Code Annotated §7-3-305, or other liens held by the City of Fayetteville and Town of Petersburg, which are of record in the Register's Office of Lincoln County, Tennessee.

This ____ day of May, 2021.

Chancellor

APPROVED:

William E. Simms #5422
Attorney for Lincoln County, Tennessee

William E. Simms #5422
Attorney for Town of Petersburg

Johnny D. Hill, Jr. #15197
Attorney for the City of Fayetteville

CERTIFICATE OF SERVICE

We hereby certify that a true and correct copy of the foregoing Decree for Sale was mailed, postage prepaid to the Defendants listed on Exhibit "A" herein and John H. Richardson, Guardian Ad Litem, P. O. Box 936, Fayetteville, TN 37334, by placing a true and exact copy of said Decree for Sale in the U.S. Mail, addressed to the Defendants, with sufficient postage thereon to carry the same to its destination.

This ____ day of May, 2021.

William E. Simms

Johnny D. Hill, Jr.

**IN THE CHANCERY COURT OF LINCOLN COUNTY, FAYETTEVILLE,
TENNESSEE**

LINCOLN COUNTY, TENNESSEE,
and CITY OF FAYETTEVILLE, TENNESSEE,

Plaintiffs,

Vs.

CIVIL ACTION NO. 15259

DELINQUENT TAXPAYERS,

Defendants.

CLERK'S REPORT OF SALE

In obedience to the Order of Reference and Order of Sale heretofore made by the Court, the Clerk and Master respectfully reports as follows:

1. I caused said publication to be made as required by the decree.
2. That in conformity with said publication, on Wednesday, June 23, 2021, at 10:00 a.m., I proceeded to sell said properties advertised by the publication, which had not been previously paid. Said sale was an on-line auction conducted by GovEase, a reputable company which conducts delinquent property tax sales for courts in the State of Tennessee. A copy of the legal publication was posted on the website and each potential bidder was required to complete a bidder verification form, a W-9 form and an acknowledgment form detailing the terms and conditions of the sale. Once the forms were completed, the potential bidder was required to submit to the court proof of the amount of funds that bidder was allowed to offer.
3. A list of the parcels sold and the purchase details for each parcel are attached hereto as Exhibit 1.

The sale was made subject to all subsequently accruing taxes and prior taxes on said property and all bidders complied with the terms of the sale.

Respectfully submitted this _____ day of June, 2021.

Clerk and Master

IN THE CHANCERY COURT OF LINCOLN COUNTY, TENNESSEE:

LINCOLN COUNTY, TENNESSEE AND
THE CITY OF FAYETTEVILLE, TENNESSEE,
PLAINTIFFS,

VS

NO. _____

DELINQUENT TAXPAYERS,
DEFENDANTS.

MOTION TO CLAIM EXCESS FUNDS

Comes now, _____, and moves this Honorable Court for an order allowing excess funds received on the following described property at a delinquent property tax sale:

Property Owner at the Time of the Sale: _____

Property Address: _____

District ____, Map _____, Group ____, Ctrl Map _____ Parcel _____

Recorded in Deed Book _____, page _____.

I hereby state that I am entitled to claim the excess funds, as evidenced by the attached document(s); the property having been sold for delinquent property taxes on _____. I request that any costs due for filing this motion be deducted from the amounts due to me. I further hereby waive my right to redeem the above referenced property .

Respectfully Submitted this ____ day of _____, _____.

Name: _____

Address: _____

MOTION IS EXPECTED TO BE HEARD ON: _____

CERTIFICATE OF SERVICE

I do hereby certify that a true and exact copy of the foregoing Motion has been served on all parties or counsel of record at their last known address no later than 30 days prior to the hearing.

This ____ day of _____, _____.

Clerk and Master

IN THE CHANCERY COURT OF LINCOLN COUNTY, TENNESSEE:

LINCOLN COUNTY, TENNESSEE,
THE CITY OF FAYETTEVILLE, TENNESSEE,
AND THE CITY OF PETERSBURG, TENNESSEE,
PLAINTIFFS,

VS

NO. _____

DELINQUENT TAXPAYERS,
DEFENDANTS.

MOTION TO REDEEM PROPERTY

Comes now, _____, having paid the amounts prescribed in T.C.A. 67-5-2701 (b), and moves this Honorable Court for an order allowing a redemption on the following described property:

Property Owner at the Time of the Sale: _____

Property Address: _____

District ____, Map _____, Group ____, Ctrl Map _____ Parcel _____

Recorded in Deed Book _____, page _____.

I hereby state that I am entitled to redeem the above described property, as evidenced by the attached documents; the property having been sold for delinquent property taxes on _____, with order confirming said sale entered on _____, to be redeemed for the following reason:

Check one:

- _____ (1) I am the taxpayer and/or the owner of a legal interest in the property
- _____ (2) I am the owner of an equitable interest in the property.
- _____ (3) I am a creditor of the taxpayer or have lien on the property.

Respectfully Submitted this ____ day of _____, _____.

Name: _____

Address: _____

MOTION IS EXPECTED TO BE HEARD ON: _____

CERTIFICATE OF SERVICE

I do hereby certify that a true and exact copy of the foregoing Motion has been served on all parties or counsel of record at their last known address.

This ____ day of _____, _____.

Clerk and Master

*** Please note that pursuant to T.C.A. § 67-5-2701(c) and (d), the Clerk shall mail a notice to the purchaser of this Motion to Redeem within ten days of its filing. The purchaser then has thirty days from the date the notice was mailed to file a response seeking reimbursement from you for expenses allowed by T.C.A. § 67-5-2701(e). If the purchaser timely files such response, the Court will set a hearing on this motion and the purchaser's response, and send you and the purchaser a Notice of Hearing. If the purchaser does not timely file such a response, the Court will determine whether the redemption appears to be proper from this Motion, and will either set a hearing on this Motion and send you a Notice of Hearing, or enter an order declaring the redemption to be complete.**

IN THE CHANCERY COURT OF LINCOLN COUNTY, TENNESSEE:

LINCOLN COUNTY, TENNESSEE AND
THE CITY OF FAYETTEVILLE, TENNESSEE
PLAINTIFFS,

VS
DELINQUENT TAXPAYERS,
DEFENDANTS

NO: 15259

NOTICE OF SALE EXCESS FUNDS

To: _____

PLEASE TAKE NOTE THAT ON the 23rd day of June, 2021, a delinquent property tax sale occurred involving the following property:

Recorded Property Owner at the time of sale: _____
Property Address: _____
District_____, Map_____, CTL Map_____, Group_____, Parcel _____
Deed Book _____ Page _____

Pursuant to Tennessee Code Annotated 67-5-2502(a)(3), notice is hereby given of the excess funds collected on the above stated property.

The total amount bid in at the delinquent property tax sale	\$ _____
The total amount of delinquent taxes due for which property was sold	\$ _____
The total amount of other taxes paid which were due at the time of the sale	\$ _____
The total amount of fees paid for recording the Decree of Sale	\$ _____
Leaving excess funds in the amount of	\$ _____

Pursuant to Tennessee Code Annotated 67-5-2701, et seq., YOU HAVE THE RIGHT TO REDEEM THE PROPERTY DESCRIBED ABOVE. The redemption period can range from 30 days up to 1 year depending on the circumstances of the parcel sold. If you wish to redeem the above referenced property, please contact our office at 931-433-1482. Any excess funds, after the payment of any other taxes, and or fees, which may become due within the redemption period, will be distributed after one year, or sooner upon request, following the entry of the order confirming the sale. However, IF YOU WISH TO CLAIM THE EXCESS FUNDS PRIOR TO THE EXPIRATION OF A REDEMPTION PERIOD, you MUST do so by application to the Chancery Court of Lincoln County or else the excess funds will be subject to the Uniform Disposition of Unclaimed Property Act.

This _____ day of _____, 2021.

Rebecca N. Bartlett, Clerk & Master

TAX STATUTES:

ADDITIONAL COSTS ON DELINQUENT TAXES	67-5-2410(d)-title exam, etc.
ATTORNEY, DELINQUENT, SELECTION	67-5-2404(a) (1)
ATTORNEY TO FILE SUIT –PERSONAL PROPERTY	67-5-2003(g)
ATTORNEY TO RECEIVE UP TO 10% OF SALE PROCEEDS	67-5-2501(3)
ATTORNEY TO RECEIVE 10%	67-5-2506(3)
BIDDERS CAN'T BE OWNERS/ HAVE INTEREST-CJS taxation 890(1954) &Salts vs Salts 190 SW 2d 188 (1945)	
CLERK TO BRING TAXES CURRENT AT SALE	67-5-2409(b) & 67-5-2506
CLERK COMPENSATION FOR DISPURSMENT OF FUNDS	67-5-2421
CLERK'S NOT TO PREPARE DOCUMENTS	67-5-2410(e)
CLERK SHALL ISSUE PROCESS ON ALL DEFENDANTS, FORTHWITH	TRCP 4.01
CLERK MAY COLLECT MUNICIAPAL LIENS WITH TAXES	13-21-103 (6)
CLERK TO BID ON PROPERTY AT TAX SALE FOR ENTITIES	67-5-2501(a)(2)
COLLECTION OF TAXES BY TRUSTEE UNTIL SUIT IS FILED	67-5-2008
COLLECTION OF TAXES BY GARNISHMENT	67-5-2004
CONSOLIDATION OF TAX SUITS, COMPULSORY	67-5-2409
COSTS PER PARCEL, ETC. (44.00)	08-21-401(f) and (c)(8)(add'l notice)
COUNTY, CITY, ETC. TO PAY FOR TAXES BID IN BY CLERK	67-5-2510
COURT'S AUTHORITY TO RENDER JUDGMENTS	67-5-2419
DAMAGES DURING REDEMPTION	67-5-2701(n)
DEEDS (1 YR TO VOID/ 3 YRS FROM CONFIRMATION)	67-5-2504
DEFAULT JUDGMENTS IN TAX CASES	67-5-2418
DELINQUENT PERSONAL PROPERTY TRUSTEE COLLECTION	67-5-2003
DISMISSAL OF TAXES AFTER 10 YEARS & PAYMENT	67-5-1806 & 67-5-2411
DISMISSAL OF PERSONAL PROPERTY TAXES	67-5-2801 (d)
ENVIRONMENTAL RISK	67-5-2501(a)(2)
EXCESS FUNDS-MOTION and PRIORITY	67-5-2702
EXEMPTION FROM TAXATION (GOVERNMENT)	67-5-2509
FEES AND DUTIES OF CLERK	67-5-2410
FEES FOR TAXES WHEN ORDERED TO SELL (100.00 PER PAR)	08-21-401(f)
FILE SUIT IN COURT and PROSECUTION A PRIORITY	67-5-2405 and 67-5-2405 (c)
GARNISHMENT COLLECTION OF TAXES	67-5-2004
INTEREST ON UNDISPUTED TAXES	67-5-2010
INTERESTED PARTY OR OWNER	67-5-2502(C)(1)(B)
JUDGMENTS ON PERSONAL PROPERTY TAXES	67-5-2003(g)
LIEN OF TAXES,DEBT OF OWNER & SUBJECT TO LIEN	67-5-2101(a) & (b); 67-5-2102
LIST FROM COURT, IF REQUESTED BY TRUSTEE	67-5-2403
LIST FROM TRUSTEE TO ATTORNEY TO FILE SUIT	67-5-2404
NOTICE OF SALE OF LAND and EXCESS FUNDS	67-5-2502 AND 67-5-2502(a)(3)
NOTICE TO PURCHASER ON REDEMPTION	67-5-2704
NOTICE TO TAXPAYER OF SUIT AND SERVICE	67-5-2415
PARTIAL PAYMENTS TO TRUSTEE	67-5-1801(e)(1)
PERSONAL PROP TAXES, DUTY TO PAY, POST JUDG. INT	67-5-513 AND 47-14-121
POSSESSION PENDING REDEMPTION	67-5-2503
PUBLIC UTILITIES	67-5-1301
QUIET TITLE-IN REM ACTION	29-29-101,102, & 103
RECORD SEARCH BY ATTORNEY & FEE	67-5-2502(c) & 67-5-2502(c) (2)
REDEMPTION PROCESS	67-5-2701-2707 AND 67-5-2502
REDEMPTION BEFORE ORDER of CONFIRMATION ENTERED	67-5-2701(i)
REPORT OF SALE TO BE FILED & RECORDED	67-5-2501 (c)(1) and (2)
SALE OF LAND(in person and electronic)	67-5-2501(a)(1)
SALE OF LAND FOR COUNTY TAXES ONLY & County Purchaser	67-5-2506 & 67-5-2507
SHERIFF'S FEES FOR SERVICE OF DEL. TAX SUMMONS	67-5-2410(c)(1)
TAX SUIT SUBJECT OF T.R.C.P.	67-5-2414
TAXPAYER TO NOTIFY ASSESSOR OF NAME AND ADDRESS	67-5-2502(b)
TAXPAYER TO NOTIFY OF BUSINESS TERMINATION	67-5-513
TENNCARE-OBLIGATION OF ATTORNEY TO NOTIFY	67-5-2502(c)(1)(B)
TRANSFER OF INTEREST DURING REDEMPTION	67-5-2706
WAIVERS OF PERSONAL, REAL AND AT RISK TAXES	67-5-2801, 67-5-2803 & 67-5-2802
WITHDRAWAL OF A PARCEL FROM THE SALE	67-5-2502(a)(6)
WRIT OF POSSESSION-TAX SALE	67-5-2503

IN THE CHANCERY COURT OF LINCOLN COUNTY, TENNESSEE

LINCOLN COUNTY, TENNESSEE,
THE CITY OF FAYETTEVILLE, TENNESSEE,
PLAINTIFFS,

VS

NO. _____

DELINQUENT TAX PAYERS,
DEFENDANTS.

Order Allowing Redemption

This cause came on to be heard on the _____ day of _____, _____ before the Honorable J. B. Cox, sitting as Chancellor for the Chancery Court of Lincoln County, Tennessee upon a motion to redeem real property sold by this honorable court and the entire record in this civil action.

It appearing that the real property described as _____, Dist. ____, Map No ____, Parcel No ____, CTL__ Deed Book ____, page ____, was sold by the Chancery Court for collection of Delinquent Property Taxes on the ____ day of _____, 20____, with the order confirming this sale entered on the ____ day of _____, 20__ to the following person(s) _____ (“purchaser”).

It further appearing that pursuant to T.C.A. 67-5-2701, _____ filed a motion to redeem the above described real property as _____.

It further appearing that the motion is well taken.

THEREFORE, IT IS ORDERED, that once the additional interest and or other charges listed below, if any due, that were paid by the person requesting the redemption, the above described real property shall be redeemed and all the right, title and interest of the purchaser to the said parcel of land be divested out of purchaser and be vested in _____.

It is further ordered that the purchaser be refunded the purchase amount, interest as of the date of filing the motion to redeem, additional interest in the amount of \$ _____, and other lawful charges as allowed by law in the amounts of _____.

This _____ day of _____, _____.

J. B. Cox, Chancellor

CERTIFICATE OF SERVICE

I do hereby certify that a true and exact copy of the foregoing Order has been forwarded either by hand delivery or by U.S. Mail postage prepaid to all parties or counsel of record at their last known address.

This ____ day of _____, _____.

Clerk and Master

**IN THE CHANCERY COURT FOR LINCOLN COUNTY, TENNESSEE
AT FAYETTEVILLE**

LINCOLN COUNTY, TENNESSEE and CITY OF FAYETTEVILLE, TENNESSEE)	
)	
Plaintiffs,)	
)	
Vs.)	Case No. 14903
)	
DELINQUENT TAXPAYERS,)	
)	
Defendants.)	

ORDER DENYING APPLICATION FOR EXCESS FUNDS

This matter came before the Court on October 29, 2019, upon review of the Application For Excess Funds filed by Redstone Federal Credit Union and the entire record in this cause. The Court, having considered the Application, makes the following findings:

1. That certain real property located at 205 Morgan Avenue, Fayetteville, Tennessee, in the 8th Civil District of Lincoln County, Tennessee; Map 079F, Parcel 12.00, was sold at a tax sale on May 29, 2019. The tax sale was approved by this Court pursuant to Decree Confirming Sale dated June 19, 2019.

2. On or about July 3, 2019, Michael Sullivan, the owner of the above described real property at the time of the tax sale, filed a Motion To Claim Excess Funds and a hearing was set for August 6, 2019. All interested parties were notified of the hearing on the Motion To Claim Excess Funds pursuant to a certificate of service dated July 3, 2019 and signed by the Clerk and Master, Rebecca N. Bartlett.

3. On August 6, 2019, Michael Sullivan; William E. Simms, Attorney for Lincoln County; and John D. Hill, Attorney for the City of Fayetteville appeared in court for the hearing on the Motion to Claim Excess Funds. After hearing from all parties present and discussion on

the motion, the Court asked both attorneys present to research the matter and present an order to the Court.

4. On or about August 20, 2019, an Order To Pay Excess Funds From a Delinquent Tax Sale was presented to the Court for approval and the order was signed and entered in Chancery Minute Book 173, page 774. The aforementioned order required payment of the excess funds to Michael Sullivan after the payment of outstanding taxes, fees and cost.

5. On or about September 04, 2019 Redstone Federal Credit Union filed an Application for Excess Funds and requested that the matter be placed on the court's September 10, 2019 docket. An order was sent to the court prior to the hearing however no one appeared on behalf of Redstone Federal Credit Union on September 10, 2019.

6. Based on these facts, the Court finds that the order dated August 20, 2019 remains in full force and effect. Therefore, the said excess funds, currently in the hands of the court, less any remaining taxes, fees and cost, should be paid to Michael Sullivan as previously ordered by this Honorable Court.

Based upon these findings, IT IS HEREBY ORDERED THAT:

- A. The Application for Excess Funds is DENIED;
- B. The remaining excess funds, after all remaining taxes, fees and cost, in the amount of \$9,491.32 shall be paid to Michael Sullivan.

IT IS SO ORDERED this ___ day of _____, 2019.

J. B. COX, CHANCELLOR

CERTIFICATE OF SERVICE

I do hereby certify that on the ____ day of _____, 2019, a true and exact copy of the foregoing Order has been forwarded either by hand delivery or by U.S. Mail postage prepaid to all parties or counsel of record at their last known address.

Rebecca N. Bartlett, Clerk and Master

IN THE CHANCERY COURT OF LINCOLN COUNTY, TENNESSEE

LINCOLN COUNTY, TENNESSEE AND
THE CITY OF FAYETTEVILLE, TENNESSEE,
PLAINTIFFS,

VS

NO. _____

DELINQUENT TAX PAYERS,
DEFENDANTS.

Order Denying Motion to Redeem

This cause came on to be heard on the _____ day of _____, _____ before the Honorable J. B. Cox, sitting as Chancellor for the Chancery Court of Lincoln County, Tennessee upon a motion to redeem real property sold by this honorable court and the entire record in this civil action.

It appearing that the real property described as _____, Map No _____, Parcel No _____, Deed Book _____, page _____, was sold by the Chancery Court for collection of Delinquent Property Taxes on _____.

It further appearing that pursuant to T.C.A. 67-5-2701, _____ filed a motion to redeem the above described real property as a _____.

It further appearing that the motion is overruled.

THEREFORE, IT IS ORDERED, that the above described real property shall continue to be held by the purchaser, _____, for the remainder of the redemption period prescribed by law.

IT IS FURTHER ORDERED that _____ shall be refunded the amounts that were paid at the time the motion was filed, less any costs and other amounts allowed by law.

This _____ day of _____, _____.

J. B. Cox, Chancellor

CERTIFICATE OF SERVICE

I do hereby certify that a true and exact copy of the foregoing Order has been forwarded either by hand delivery or by U.S. Mail postage prepaid to all parties or counsel of record at their last known address.

This _____ day of _____, _____.

Clerk and Master

**IN THE CHANCERY COURT FOR LINCOLN COUNTY, TENNESSEE
AT FAYETTEVILLE**

LINCOLN COUNTY, TENNESSEE and CITY OF FAYETTEVILLE, TENNESSEE)	
)	
Plaintiffs,)	
)	
Vs.)	Case No. 14903
)	
DELINQUENT TAXPAYERS,)	
)	
Defendants.)	

ORDER GRANTING MOTION FOR EXCESS FUNDS

This matter came before the Court for hearing on November 5, 2019, upon a Motion for Excess Funds, filed by Joey Johnson, Successor Administrator of the Estate of Joe Wayne Dickey, Jr., deceased, pursuant to Tenn. Code Ann. § 67-5-2702. The Court, having considered the Motion, makes the following findings:

1. That certain real property located at 15 Watermill Road, Flintville, Tennessee, in the 3rd Civil District of Lincoln County, Tennessee; Map 130, Parcel 39.02, was sold at a tax sale on May 29, 2019. The tax sale was approved by this Court pursuant to Decree Confirming Sale dated June 19, 2019.
2. On or about August 20, 2019 the redemption period was shortened to 30 days pursuant to a decree of this Honorable Court entered in Minute Book 173, page 173.
3. Based on these facts, the Court finds that there is no reason to continue holding the excess funds from the tax sale in the amount of \$2,681.57 and the said funds shall be paid to the original owner who is now deceased. Therefore, the said excess funds amount should be paid to the original owner's estate which is currently being probate in this Honorable Court, and more particularly identified by case no. PR3803.

Based upon these findings, IT IS HEREBY ORDERED THAT:

A. The motion for excess funds is GRANTED;

B. The excess funds in the amount of \$,2681.57 shall be paid to Joey Johnson,
Successor Administrator of the Estate of Joe Wayne Dickey, Jr., deceased.

IT IS SO ORDERED this ____ day of _____, 2019.

J. B. COX, CHANCELLOR

CERTIFICATE OF SERVICE

I do hereby certify that on the ____ day of _____, 2019, a true and exact copy of the foregoing Order has been forwarded either by hand delivery or by U.S. Mail postage prepaid to all parties or counsel of record at their last known address.

Rebecca N. Bartlett, Clerk and Master

**IN THE CHANCERY COURT OF LINCOLN COUNTY, TENNESSEE
AT FAYETTEVILLE**

**LINCOLN COUNTY, TENNESSEE and
CITY OF FAYETTEVILLE**

Plaintiffs

Vs.

Consolidated Civil Action No. 15259

**DELINQUENT TAXPAYERS as shown on
the 2017-18 Real Property Delinquent Tax
Records of Lincoln County, Tennessee and
City of Fayetteville, Tennessee**

Defendants

REPORT ON REFERENCE

In obedience to an Order of Reference heretofore entered in this cause on the 6th day of April, 2021 in Minute Book 182, page 163, commanding me to report on the matters mentioned therein, I respectfully report as follows:

The names and addresses of the owners, as of the applicable assessment dates, of such property, the names and address of present owners in different, legal description of said property and whether real estate is encumbered and if so, the nature and amounts of the encumbrances and names and address of the owners thereof:

LINCOLN COUNTY TAXES:

- **Afton Resources Center** -- DISTRICT # 8, MAP #906, GROUP # , CONTROL MAP # 001.00, ID , SI000.
Property Address: Eldad Road
Mailing Address: 209 S Jefferson St, #16, Winchester, TN 37398
Mailing Address: c/o Bonnie Sasher aka Bonita, P. O. Box 1250, Fayetteville, TN 37334
Mailing Address: 392 Highlands, Union Grove, AL 35175
Base Tax Due: \$2,874.00
Amount Tax Due as of April 1, 2021: \$4,557.25
Deed Book Y14, page 573 and Deed Book B13, page 57
Lien Holders: The Harrogate Foundation, 118 W. Main St., Westfield, PA 16950, recorded February 28, 2002 in Trust Deed Book 445, page 312
Year: 2018

- **Askins, Ruth** -- DISTRICT # 8, MAP # 68, GROUP # , CONTROL MAP # 68, PARCEL # 31.00, ID , SI 000.
Property Address: 211 Shelbyville Hwy
Mailing Address: 211 Shelbyville Highway, Fayetteville, TN 37334
Base Tax Due: \$193.00

Amount Tax Due as of April 1, 2021: \$641.86
Deed Book C6, page 82; Deed Book G-7, page 393
Year: 2018

- **Associates Financial Services of America, Inc.** -- DISTRICT # 14, MAP # 34, GROUP # , CONTROL MAP # 34, PARCEL # 6.55, ID , SI 000.

Property Address: Walnut Ridge Road
Mailing Address: P.O. Box 435, 1203 S James Campbell Blvd, Columbia, TN 38402
Base Tax Due: \$450.00
Amount Tax Due as of April 1, 2021: \$1,007.51
Deed Book P12, page 475
Year: 2017

- **Neely, Gary and Shirley Neely** -- DISTRICT # 14, MAP # 34, GROUP # , CONTROL MAP # 34, PARCEL # 6.55, ID , SI 000.

Property Address: Walnut Ridge Road
Mailing Address: 2270 Elkwood Section Rd, Hazel Green, AL 35750
Base Tax Due: \$450.00
Amount Tax Due as of April 1, 2021: \$1007.51
Deed Book S12, page 648
Year: 2017

- **Associates Financial Services of America, Inc.** -- DISTRICT # 14, MAP # 34, GROUP # , CONTROL MAP # 34, PARCEL # 6.55, ID , SI 000.

Property Address: Walnut Ridge Road
Mailing Address: P.O. Box 435, 1203 S James Campbell Blvd, Columbia, TN 38402
Base Tax Due: \$477.00
Amount Tax Due as of April 1, 2021: \$971.92
Deed Book P12, page 475
Year: 2018

- **Neely, Gary and Shirley Neely** -- DISTRICT # 14, MAP # 34, GROUP # , CONTROL MAP # 34, PARCEL # 6.55, ID , SI 000.

Property Address: Walnut Ridge Road
Mailing Address: 2270 Elkwood Section Rd, Hazel Green, AL 35750
Base Tax Due: \$477.00
Amount Tax Due as of April 1, 2021: \$971.92
Deed Book S12, page 648
Year: 2018

- **Bowden, Margaret E. and Darrin Gene Bowden** -- DISTRICT # 21, MAP # 127, GROUP # , CONTROL MAP # 127, PARCEL # 21.18, ID , SI 000.

Property Address: 8 Pioneer Drive
Mailing Address: 8 Pioneer Drive, Fayetteville, TN 37334
Base Tax Due: \$109.00
Amount Tax Due as of April 1, 2021: \$459.80
Deed Book T14, page 332
Year: 2018

- **Bowden, Margaret E. and Darrin Gene Bowden** -- DISTRICT # 21, MAP # 127, GROUP # , CONTROL MAP # 127, PARCEL # 21.18, ID , SI 000.

Property Address: 8 Pioneer Drive
Mailing Address: 8 Pioneer Drive, Fayetteville, TN 37334
Base Tax Due: \$103.00
Amount Tax Due as of April 1, 2021: \$477.90
Deed Book T14, page 332
Year: 2017

- **Boyett, Larry Jr.** -- DISTRICT # 22, MAP # 137, GROUP # , CONTROL MAP # 137, PARCEL # 63.02, ID , SI 000.
Property Address: 7 Shelton Road
Mailing Address: 5 Tielking Dr, Fayetteville, TN 37334
Base Tax Due: \$112
Amount Tax Due as of April 1, 2021: \$439.82
Deed Book C15, page 981
Lien Holder: Judgement of Redstone Federal Credit Union, recorded July 20, 2012 in Misc. Book 70, page 962.
Year: 2018

- **Commonwealth Management Trust** -- DISTRICT # 8, MAP # 90, GROUP # , CONTROL MAP # 90, PARCEL # 2.02, ID , SI 000.
Property Address: Eldad Road
Mailing Address: 103 Post St., Suite 3, Jacksonville, FL 32205
Mailing Address: Augusta Black Stone, 2023 Princeton Blvd, Huntsville, AL 35801 and 103 Post St., Suite 3, Jacksonville, FL 32205
Base Tax Due: \$1,835.00
Amount Tax Due as of April 1, 2021: \$2,988.44.
Deed Book M15, page 816
Year: 2018

- **Commonwealth Management Trust** -- DISTRICT # 8, MAP # 90, GROUP # , CONTROL MAP # 90, PARCEL # 2.02, ID , SI 000.
Property Address: Eldad Road
Mailing Address: 103 Post St., Suite 3, Jacksonville, FL 32205
Mailing Address: Augusta Black Stone, 2023 Princeton Blvd, Huntsville, AL 35801 and 103 Post St., Suite 3, Jacksonville, FL 32205
Base Tax Due: \$1,731.00
Amount Tax Due as of April 1, 2021: \$3,193.96
Deed Book M15, page 816
Year: 2017

- **Covey, Peggy L.** -- DISTRICT # 16, MAP # 97, GROUP # , CONTROL MAP # 97, PARCEL # 10.00, ID , SI 000.
Property Address: Curtis Church
Mailing Address: 7722 Elkton Pike, Prospect, TN 38477
Base Tax Due: \$75.00
Amount Tax Due as of April 1, 2021: \$366.04
Deed Book K12, page 431
Year: 2018

- **Mason, James Wayne--** DISTRICT # 21, MAP # 115 L, GROUP # A, CONTROL MAP # 115 K, PARCEL # 30.00, ID , SI 000.
Property Address: 6 Benson Drive
Mailing Address: 6 Benson Drive, Fayetteville, TN 37334
Base Tax Due: \$212.00
Amount Tax Due as of April 1, 2021: \$643.63
Book M68, page 331
Year: 2017

- **Mason, James Wayne--** DISTRICT # 21, MAP # 115 L, GROUP # A, CONTROL MAP # 115 K, PARCEL # 30.00, ID , SI 000.
Property Address: 6 Benson Drive
Mailing Address: 6 Benson Drive, Fayetteville, TN 37334
Base Tax Due: \$225.00
Amount Tax Due as of April 1, 2021: \$607.64
Book M68, page 331
Year: 2018

- **McGough, David A. and Shelly D.** -- DISTRICT # 25, MAP # 85, GROUP # , CONTROL MAP # 85, PARCEL # 3.00, ID , SI 000.
Property Address: 54 Junior Jennings Rd
Mailing Address: 54 Junior Jennings Rd, Flintville, TN 37335
Mailing Address: 1174 Bethany Rd, McMinnville, TN 37110
Base Tax Due: \$494.00

Amount Tax Due as of April 1, 2021: \$997.25

Deed Book A14, page 304

Lien Holder: John Jennings, Jr. and Dorothy Jennings recorded April 4, 2003 in Trust Deed Book 473, page 267 which was assigned to Lonnie Ray Jennings, Jr., Michael Ben Jennings and Buckley Wade Jennings, Jr., P. O. Box 790, Tullahoma, TN 37388

Year: 2018

- **McMahan, Paulette** -- DISTRICT # 17, MAP # 167, GROUP # , CONTROL MAP # 167, PARCEL # 9.02, ID , SI 000.
Property Address: State Line Rd
Mailing Address: 32165 State Line Rd, Ardmore, TN 38449
Base Tax Due: \$176.00
Amount Tax Due as of April 1, 2021: \$516.53
Deed Book E14, page 505
Lien Holder: Judgment of Fan Distributing FNANB c/o Joel Vallego, Buffaloe & Associates, 201 4th Ave N, Ste 1300, Nashville, TN 37219 recorded December 23, 2009 in Misc. Book 65, page 625.
Year: 2018

- **Montgomery, Phillip W. and Crystal A. Montgomery** -- DISTRICT # 23, MAP # 113 D, GROUP # A, CONTROL MAP # 113 D, PARCEL # 15.00, ID , SI 000.
Property Address: 40 Teal Hollow Drive
Mailing Address: 36 Simmons Circle, Lot 1, Fayetteville, TN 37334
Base Tax Due: \$247.00
Amount Tax Due as of April 1, 2021: \$711.58
Deed Book S12, page 733
Lien Holder: (1) A deed of trust of Centex Home Equity Co., LLC recorded June 17, 2005 in Trust Deed Book 540, page 647 and assigned to The Bank of New York Mellon F/K/A the Bank of New York as successor in interest to JP Morgan Chase Bank NA as Trustee for Centx Home Equity Loan Trust, 2005-D at 500 Grant Street – 1000, Pittsburg, PA 15258 c/o Rubin Lublin, 3145 Avalon Ridge Pl, Peachtree Corners, GA 30071.
Year: 2017

- **Montgomery, Phillip W. and Crystal A. Montgomery** -- DISTRICT # 23, MAP # 113 D, GROUP # A, CONTROL MAP # 113 D, PARCEL # 15.00, ID , SI 000.
Property Address: 40 Teal Hollow Drive
Mailing Address: 36 Simmons Circle, Lot 1, Fayetteville, TN 37334
Base Tax Due: \$53.00
Amount Tax Due as of April 1, 2021: \$376.36
Deed Book S12, page 733
Lien Holder: (1) A deed of trust of Centex Home Equity Co., LLC recorded June 17, 2005 in Trust Deed Book 540, page 647 and assigned to The Bank of New York Mellon F/K/A the Bank of New York as successor in interest to JP Morgan Chase Bank NA as Trustee for Centx Home Equity Loan Trust, 2005-D at 500 Grant Street – 1000, Pittsburg, PA 15258 c/o Rubin Lublin, 3145 Avalon Ridge Pl, Peachtree Corners, GA 30071.
Year: 2018

- **Moorehead, Martie, Rebecca Sue Moorehead, Jason Edward Moorehead, Thomas Lee Culbert and Paula Moorehead** -- DISTRICT # 24, MAP # 155, GROUP # , CONTROL MAP # 155, PARACEL # 88.00, ID , SI 000.
Property Address: 120 Old Huntland Road
Mailing Address: 169 Old Huntland Rd, Elora, TN 37328
Mailing Address: 160 Old Huntland Rd, Elora, TN 37328
Base Tax Due: \$642.00
Amount Tax Due as of April 1, 2021: \$1,328.97
Misc. Book 67, page 696
Year: 2018

- **Moorehead, Martie, Rebecca Sue Moorehead, Jason Edward Moorehead, Thomas Lee Culbert and Paula Moorehead** -- DISTRICT # 24, MAP # 155, GROUP # , CONTROL MAP # 155, PARACEL # 88.00, ID , SI 000.
Property Address: 120 Old Huntland Road
Mailing Address: 169 Old Huntland Rd, Elora, TN 37328
Mailing Address: 160 Old Huntland Rd, Elora, TN 37328

Base Tax Due: \$672.00
Amount Tax Due as of April 1, 2021: \$1,468.83
Misc. Book 67, page 696
Year: 2017

- **Moorehead, Martie P.** -- DISTRICT # 24, MAP # 155, GROUP # , CONTROL MAP # 155, PARCEL # 113.00, ID , SI 000.
Property Address: 160 Old Huntland Road
Mailing Address: 169 Old Huntland Road, Elora, TN 37328
Base Tax Due: \$224.00
Amount Tax Due as of April 1, 2021: \$606.15
Deed Book N14, page 312
Year: 2018
- **Moorehead, Martie P.** -- DISTRICT # 24, MAP # 155, GROUP # , CONTROL MAP # 155, PARCEL # 113.00, ID , SI 000.
Property Address: 160 Old Huntland Road
Mailing Address: 169 Old Huntland Road, Elora, TN 37328
Base Tax Due: \$198.00
Amount Tax Due as of April 1, 2021: \$589.37
Deed Book N14, page 312
Year: 2017
- **Petersburg Community Center** -- DISTRICT # 10, MAP # 006 O, GROUP # A, CONTROL MAP # 006 O, PARCEL # 6.00, ID , SI 000.
Property Address: 205 Town St.
Mailing Address: P. O. Box 176, Petersburg, TN 37144
Base Tax Due: \$476.00
Amount Tax Due as of April 1, 2021: \$995.43
Deed Book J13, page 643 and Deed Book O13, page 957
Year: 2018
- **Peterson, Tarryn Jon** -- DISTRICT # 18, MAP # 122, GROUP # , CONTROL MAP # 122, PARCEL # 004.00, ID , SI 000.
Property Address: 51 Philpot Rd
Mailing Address: 51 Philpot Road, Ardmore, TN 38449
Base Tax Due: \$243.00
Amount Tax Due as of April 1, 2021: \$634.46
Misc. Book 79, page 170
Year: 2018
- **Peterson, Tarryn Jon** -- DISTRICT # 18, MAP # 122, GROUP # , CONTROL MAP # 122, PARCEL # 004.00, ID , SI 000.
Property Address: 51 Philpot Rd
Mailing Address: 51 Philpot Road, Ardmore, TN 38449
Base Tax Due: \$229.00
Amount Tax Due as of April 1, 2021: \$672.57
Misc. Book 79, page 170
Year: 2017
- **PMC Management, LLC** -- DISTRICT # 19, MAP # 126, GROUP # , CONTROL MAP # 126, PARCEL # 053.22, ID , SI 000.
Property Address: Huntsville Highway
Mailing Address: P.O. Box 330879, Murfreesboro, TN 37133
Base Tax Due: \$3,527.00
Amount Tax Due as of April 1, 2021: \$5,516.42
Deed Book F14, page 567
Lien Holder: (1) A deed of trust of First Tennessee Bank, N.A. recorded December 14, 2009 in Trust Deed Book 637, page 701. (2) A deed of trust of First Tennessee Bank, NA, recorded December 5, 2013 in Trust Deed Book 699, page 372.
Year: 2018

- **Reed, Dorothy L.** -- DISTRICT # 3, MAP # 129, GROUP # , CONTROL MAP # 129, PARCEL # 27.00, ID , SI 000.
Property Address: 31 Hopson Road
Mailing Address: 31 Hopson Road, Flintville, TN 37335
Base Tax Due: \$662.00
Amount Tax Due as of April 1, 2021: \$1,258.77
Deed Book Y-9, page 439
Lien Holder: A judgment in Coffee County General Sessions Court by NHC Tullahoma c/o James D. Lane, II, Hull, Reider, Ewell & Lane, P.C., P. O. Box 878, Tullahoma, TN 37388 dated December 4, 2010 and recorded January 14, 2016 in Misc. Book 78, page 606.
Year: 2018

- **Reese, Ernest and Betty Reese** -- DISTRICT # 16, MAP # 97, GROUP # , CONTROL MAP # 97, PARCEL # 3.00, ID , SI 000.
Property Address: Curtis Church Rd
Mailing Address: P.O. Box 2432, Lewisburg, TN 37091
Base Tax Due: \$87.00
Amount Tax Due as of April 1, 2021: \$439.53
Deed Book L14, page 773
Lien Holder: A deed of trust of Bank of Frankewing recorded July 16, 2001 in Trust Deed Book 430, page 802.
Year: 2017

- **Reese, Ernest and Betty Reese** -- DISTRICT # 16, MAP # 97, GROUP # , CONTROL MAP # 97, PARCEL # 3.00, ID , SI 000.
Property Address: Curtis Church Rd
Mailing Address: P.O. Box 2432, Lewisburg, TN 37091
Base Tax Due: \$92.00
Amount Tax Due as of April 1, 2021: \$398.27
Deed Book L14, page 773
Lien Holder: A deed of trust of Bank of Frankewing recorded July 16, 2001 in Trust Deed Book 430, page 802.
Year: 2018

- **Rich, Mark and Rose Rich** -- DISTRICT # 24, MAP # 156, GROUP # , CONTROL MAP # 156, PARCEL # 3.01, ID , SI 000.
Property Address: 234 Rich Quick Rd
Mailing Address: 298 Rich Quick Rd, Elora, TN 37328
Base Tax Due: \$83.00
Amount Tax Due as of April 1, 2021: \$421.06
Deed Book L10, page 773 and Deed Book Z15, page 153
Lien Holder: A deed of trust of CitiFinancial, Inc. recorded September 26, 2002 in Trust Deed Book 459, page 188.
Year: 2018

- **Rich, Mark Wayne** -- DISTRICT # 3, MAP # 112, GROUP # , CONTROL MAP # 112, PARCEL # 52.01, ID , SI 000.
Property Address: 57 Brighton Rd
Mailing Address: 298 Rich Quick Rd, Elora, TN 37328
Base Tax Due: \$46.00
Amount Tax Due as of April 1, 2021: \$340.93
Deed Book S15, page 332
Lien Holder: A deed of trust of Ephraim R. Gammada c/o Jerre M. Hood, 156 1st Ave. NW, Winchester, TN 37398 recorded August 2, 2018 in Trust Deed Book 767, page 753.
Year: 2018

- **Rich, Mark Wayne** -- DISTRICT # 24, MAP # 156, GROUP # , CONTROL MAP # 156, PARCEL # 2.00, ID , SI 000.
Property Address: 298 Rich Quick Rd
Mailing Address: P.O. Box 216, Huntland, TN 37345
Base Tax Due: \$166.00
Amount Tax Due as of April 1, 2021: \$519.73
Deed Book O15, page 529
Year: 2018

- **Robinson, Paul and Julia Robinson** -- DISTRICT # 21, MAP # 104, GROUP # , CONTROL MAP # 104, PARCEL # 15.02, ID , SI 000.
Property Address: Cowley Hollow Rd
Mailing Address: 1141 Evelyn Avenue, Albany, CA 94706
Base Tax Due: \$443.00
Amount Tax Due as of April 1, 2021: \$921.26
Deed Book G11, page 488
Year: 2018

- **Smith, Donald L. and Helen E. Smith** -- DISTRICT # 19, MAP # 150, GROUP # , CONTROL MAP # 150, PARCEL # 2.10, ID , SI 000.
Property Address: 7 TMW Rd
Mailing Address: 7 TMW Rd, Fayetteville, TN 37334
Base Tax Due: \$136.00
Amount Tax Due as of April 1, 2021: \$500.03
Deed Book Q14, page 610
Year: 2018

- **Smith, Miles** -- DISTRICT # 19, MAP # 139 G, GROUP # A, CONTROL MAP # 139 G, PARCEL # 9.00, ID , SI 000.
Property Address: 39 Ridgeline Dr.
Mailing Address: 2530 Roark's Cove Rd, Decherd, TN 37324
Base Tax Due: \$498.00
Amount Tax Due as of April 1, 2021: \$1,118.55
Deed Book L15, page 70
Lien Holders: A deed of trust of Peoples Bank & Trust Co., 1203 Hillsboro Blvd., Manchester, TN 37355 recorded July 6, 2015 in Trust Deed Book 720, page 14.
Year: 2017

- **Smith, Miles** -- DISTRICT # 19, MAP # 139 G, GROUP # A, CONTROL MAP # 139 G, PARCEL # 9.00, ID , SI 000.
Property Address: 39 Ridgeline Dr.
Mailing Address: 2530 Roark's Cove Rd, Decherd, TN 37324
Base Tax Due: \$528.00
Amount Tax Due as of April 1, 2021: \$1,041.01
Deed Book L15, page 70
Lien Holders: A deed of trust of Peoples Bank & Trust Co., 1203 Hillsboro Blvd., Manchester, TN 37355 recorded July 6, 2015 in Trust Deed Book 720, page 14.
Year: 2018

- **Smith, Miles** -- DISTRICT # 25, MAP # 131, GROUP # , CONTROL MAP # 131, PARCEL # 17.00, ID , SI 000.
Property Address: 2911 Winchester Hwy
Mailing Address: 2530 Roark's Cove Rd, Decherd, TN 37324
Base Tax Due: \$605.00
Amount Tax Due as of April 1, 2021: \$1,155.74
Deed Book M15, page 437
Lien Holders: A deed of trust of Peoples Bank & Trust Co., 1203 Hillsboro Blvd., Manchester, TN 37355 recorded February 11, 2016 in Trust Deed Book 728, page 429.
Year: 2018

- **Smith, Miles** -- DISTRICT # 25, MAP # 131, GROUP # , CONTROL MAP # 131, PARCEL # 17.00, ID , SI 000.
Property Address: 2911 Winchester Hwy
Mailing Address: 2530 Roark's Cove Rd, Decherd, TN 37324
Base Tax Due: \$507.00
Amount Tax Due as of April 1, 2021: \$1,133.58
Deed Book M15, page 437
Lien Holders: A deed of trust of Peoples Bank & Trust Co., 1203 Hillsboro Blvd., Manchester, TN 37355 recorded February 11, 2016 in Trust Deed Book 728, page 429.
Year: 2017

- **Sullenger, Jason William and Melissa Ann Sullenger and Doroth T. Sullenger** -- DISTRICT # 5, MAP # 043 I, GROUP # A, CONTROL MAP # 043 G, PARCEL # 22.00, ID , SI 000.
Property Address: 14 Cedar Cir
Mailing Address: 14 Cedar Drive, Mulberry, TN 37359
Base Tax Due: \$237.00
Amount Tax Due as of April 1, 2019: \$675.52
Misc. Book 68, page 341
Lien Holders: A judgment of Midstate Finance Co., 615 N. Main St., Shelbyville, TN 37160 recorded January 2, 2020 in Misc. Book 87, page 521.
Year: 2018

- **Taylor, W.C.** -- DISTRICT # 23, MAP # 105, GROUP # , CONTROL MAP # 105, PARCEL # 34.00, ID , SI 000.
Property Address: 2504 Winchester Hwy
Mailing Address: 83 Old Huntland Rd, Elora, TN 37328
Base Tax Due: \$114.00
Amount Tax Due as of April 1, 2021: \$479.97
Deed Book K15, page 952
Lien Holder: A judgment of Midland Funding, LLC c/o Hosto & Buchan, PLLC. , P. O. Box 3377, Little Rock, AR 72203-9966 recorded November 16, 2018 in Misc. Book 84, page 595.
Year: 2017

- **Taylor, W.C.** -- DISTRICT # 23, MAP # 105, GROUP # , CONTROL MAP # 105, PARCEL # 34.00, ID , SI 000.
Property Address: 2504 Winchester Hwy
Mailing Address: 83 Old Huntland Rd, Elora, TN 37328
Base Tax Due: \$130.00
Amount Tax Due as of April 1, 2021: \$466.09
Deed Book K15, page 952
Lien Holder: A judgment of Midland Funding, LLC c/o Hosto & Buchan, PLLC. , P. O. Box 3377, Little Rock, AR 72203-9966 recorded November 16, 2018 in Misc. Book 84, page 595.
Year: 2018

- **Thomas, Michael D. Etux Sandra B.** -- DISTRICT # 5, MAP # 43 I, GROUP # B, CONTROL MAP # 43 I, PARCEL # 27.00, ID , SI 000.
Property Address: 575 Lynchburg Highway
Mailing Address: 575 Lynchburg Hwy, Mulberry, TN 37359
Base Tax Due: \$1,447.00
Amount Tax Due as of April 1, 2021: \$2,503.62
Deed Book S13, page 442
Lien Holders: (a) An abstract of judgment of General Sessions Court of Davidson County, Tennessee by Access Control System, Inc., c/o Phillip W. Duer, 1304 Red Oak Drive, Brentwood, TN 37027 dated April 16, 2015 and recorded April 22, 2015 in Misc. Book 77, page 238. (b) A judgment of Lincoln County General Sessions Court by Ford Motor Credit Co., c/o Stone & Hinds, LLC, 507 Gay St. SW, Suite 700, Knoxville, TN 37902, dated May 25, 2010 and recorded in Misc. Book 66, page 723. (c) A judgment of Lincoln County General Sessions Court by FIA Card Services, N.A., c/o Graham, Knight & Hogen, P.O. Box 11583, Chattanooga, TN 37401-2583, dated September 18, 2012 and recorded October 30, 2012 in Misc. Book 71, page 461. (d) A judgment of Giles County General Sessions Court by Kenny and Phyllis Fralix, c/o M. Andrew Hoover, 134 N Second St, Pulaski, TN 38478 and P. O. Box 52, Elkton, TN 38455 dated October 3, 2016 and recorded in Misc. Book 80, page 422. (e) Federal Tax liens recorded in FTL Book 2, page 839, FTL Book 2, page 878, FTL Book 2, page 929, FTL Book 2, page 966, FTL Book 3, page 63, FTL Book 2, page 855, FTL Book 2, page 889, FTL Book 2, page 953, FTL Book 3, page 26, FTL Book 3, page 76, FTL Book 2, page 957, FTL Book 3, page 46, FTL Book 3, page 82, FTL Book 3, page 57, FTL Book 3, page 91 and FTL Book 3, page 123. (f) Notice of State Tax lien dated September 24, 2018 and recorded in Misc. Book 84, page 262 and Misc. 88, page 700. (g) A deed of trust of First Bank, 211 Commerce St., Ste. 300, Nashville, TN 37201 recorded on February 10, 2020 in TD Book 792, page 842.
Year: 2018

- **Thornton, Mary M.** -- DISTRICT # 3, MAP # 129, GROUP # , CONTROL MAP # 129, PARCEL # 60.01, ID , SI 000.
Property Address: 4 Sims Dr
Mailing Address: 3289 Huntsville Hwy, Fayetteville, TN 37334
Base Tax Due: \$44.00
Amount Tax Due as of April 1, 2021: \$337.95

Deed Book F15, page 661

Year: 2018

- **Tipton, Keith L. and Janice M. Tipton** -- DISTRICT # 24, MAP # 155 J, GROUP # B, CONTROL MAP # 155 J, PARCEL # 19.00, ID , SI 000.
Property Address: 12 Railroad Rd
Mailing Address: 12 Railroad Rd., Elora, TN 37328
Base Tax Due: \$198
Amount Tax Due as of April 1, 2021: \$592.96
Deed Book X14, page 491
Lien Holder: Judgment of Capital One Bank, N.A. c/o Nathan & Nathan, P. O. Box 1715, Birmingham, AL 35201 recorded September 26, 2019 in Misc. Book 86, page 750.
Year: 2018

- **Vandiver, Teresa Williams** -- DISTRICT # 24, MAP # 155, GROUP # , CONTROL MAP # 155, PARCEL # 20.00, ID , SI 000.
Property Address: 131 Jacks Rd
Mailing Address: 131 Jacks Rd, Elora, TN 37328
Base Tax Due: \$171.00
Amount Tax Due as of April 1, 2021: \$543.73
Deed Book K15, page 683
Year: 2017

- **Vandiver, Teresa Williams** -- DISTRICT # 24, MAP # 155, GROUP # , CONTROL MAP # 155, PARCEL # 20.00, ID , SI 000.
Property Address: 131 Jacks Rd
Mailing Address: 131 Jacks Rd, Elora, TN 37328
Base Tax Due: \$185.00
Amount Tax Due as of April 1, 2021: \$548.04
Deed Book K15, page 683
Year: 2018

- **Zellers, Steve and Aneta Reed** -- DISTRICT # 19, MAP # 115, GROUP # , CONTROL MAP # 115, PARCEL # 96.00, ID , SI 000.
Property Address: 461 Ardmore Hwy
Mailing Address: c/o L&H Trust, P.O. Box 680854, Franklin, TN 37069
Base Tax Due: \$249.00
Amount Tax Due as of April 1, 2021: \$632.20
Deed Book M15, page 893
Lien Holder: A deed of trust of L&H Trust, P. O. Box 680854, Franklin, TN 37068 recorded December 14, 2015 in Trust Deed Book 726, page 309.
Year: 2018

CITY OF FAYETTEVILLE TAXES:

- **Mary Jane Conley and Nannie Ruth Conley** -- DISTRICT 8, MAP #79F, GROUP #D, CONTROL MAP 079F, PARCEL #021.00, ID , SI000.
Property Address: Brogan Avenue
Mailing Address: 240 Brogan Ave., Fayetteville, TN 37334
Base Tax Due: \$147.00
Amount Tax Due as of April 1, 2021: \$513.03
Deed Book X10, page 570
Year: 2018

- **William Fountain** -- DISTRICT # 8, MAP #79C, GROUP # K, CONTROL MAP # 079C, PARCEL 07.00, ID , SI000.
Property Address: 812 Washington Street
Mailing Address: 812 Washington Street, Fayetteville, TN 37334
Base Tax Due: \$334.00
Amount Tax Due as of April 1, 2021: \$770.60
Deed Book K14, page 451
Lien Holders: A deed of trust of First National Bank of Pulaski, 206 S. First St., Pulaski, TN 38478, recorded March 18, 2009, in Trust Deed Book 624, page 928.

Year: 2018

- **Brandon Foxx and Mark Vann Jordan** -- DISTRICT # 8, MAP #91C, GROUP # B, CONTROL MAP # 91C, PARCEL 003.00, ID , SI000.
Property Address: 105 Ken Court
Mailing Address: 7906 Regent Cir. S.W. Apt. 2, Huntsville, AL 35802
Base Tax Due: \$217.00
Amount Tax Due as of April 1, 2021: \$656.08
Deed Book A-16, page 313
Year: 2017
- **Brandon Foxx and Mark Vann Jordan** -- DISTRICT # 8, MAP #91C, GROUP # B, CONTROL MAP # 91C, PARCEL 003.00, ID , SI000.
Property Address: 105 Ken Court
Mailing Address: 7906 Regent Cir. S.W. Apt. 2, Huntsville, AL 35802
Base Tax Due: \$217.00
Amount Tax Due as of April 1, 2021: \$574.23
Deed Book A-16, page 313
Year: 2018
- **Emmett R. Johnson** -- DISTRICT # 8, MAP #79F, GROUP # D, CONTROL MAP # 79F, PARCEL 015.00, ID , SI000.
Property Address: 214 Clay Avenue
Mailing Address: 1905 Wyndridge Lndg., Alapretta, GA 30005
Base Tax Due: \$198.00
Amount Tax Due as of April 1, 2021: \$617.55
Deed Book N-10, page 607
Year: 2017
- **Emmett R. Johnson** -- DISTRICT # 8, MAP #79F, GROUP # D, CONTROL MAP # 79F, PARCEL 015.00, ID , SI000.
Property Address: 214 Clay Avenue
Mailing Address: 1905 Wyndridge Lndg., Alapretta, GA 30005
Base Tax Due: \$198.00
Amount Tax Due as of April 1, 2021: \$545.92
Deed Book N-10, page 607
Year: 2018
- **Brenda K. Land** -- DISTRICT # 8, MAP #68M, GROUP # A, CONTROL MAP # 68M, PARCEL 028.00, ID , SI000.
Property Address: Brookside Drive
Mailing Address: 123 Brookside Dr., Fayetteville, TN 37334
Base Tax Due: \$183.00
Amount Tax Due as of April 1, 2021: \$597.74
Deed Book Z-12, page 551
Lien Holders: A judgment of Unifund CCR Partners c/o Mendleson Law Firm, 799 Estate Place, Memphis, TN 38120 recorded January 4, 2013 in Misc. Book 71, page 768. A judgment of Credit Acceptance Corp. c/o Mendleson Law Firm, 799 Estate Place, Memphis, TN 38120 recorded March 7, 2016 in Misc. Book 78, page 974.
Year: 2017
- **Brenda K. Land** -- DISTRICT # 8, MAP #68M, GROUP # A, CONTROL MAP # 68M, PARCEL 028.00, ID , SI000.
Property Address: Brookside Drive
Mailing Address: 123 Brookside Dr., Fayetteville, TN 37334
Base Tax Due: \$183.00
Amount Tax Due as of April 1, 2021: \$541.67
Deed Book Z-12, page 551
Lien Holders: A judgment of Unifund CCR Partners c/o Mendleson Law Firm, 799 Estate Place, Memphis, TN 38120 recorded January 4, 2013 in Misc. Book 71, page 768. A judgment of Credit Acceptance Corp. c/o Mendleson Law Firm, 799 Estate Place, Memphis, TN 38120 recorded March 7, 2016 in Misc. Book 78, page 974.
Year: 2018
- **Sidney Mayberry** -- DISTRICT # 8, MAP #79D, GROUP # F, CONTROL MAP # 79D, PARCEL 019.01, ID , SI000.

Property Address: 305 Lincoln Avenue
Mailing Address: P.O. Box 2156, Lewisburg, TN 37091
Base Tax Due: \$370.00

Amount Tax Due as of April 1, 2021: \$893.33

Deed Book N-15, page 682

Lien Holders: A deed of trust of First Farmers and Merchants Bank, P.O. Box 1148, Columbia, TN 38402-1148, recorded February 24, 2016 in Trust Deed Book 728, page 775.

Year: 2017

- **Sidney Mayberry** -- DISTRICT # 8, MAP #79D, GROUP # F, CONTROL MAP # 79D, PARCEL 019.01, ID , SI000.

Property Address: 305 Lincoln Avenue
Mailing Address: P.O. Box 2156, Lewisburg, TN 37091
Base Tax Due: \$370.00

Amount Tax Due as of April 1, 2021: \$802.20

Deed Book N-15, page 682

Lien Holders: A deed of trust of First Farmers and Merchants Bank, P.O. Box 1148, Columbia, TN 38402-1148, recorded February 24, 2016 in Trust Deed Book 728, page 775.

Year: 2018

- **Sidney Mayberry** -- DISTRICT # 8, MAP #79D, GROUP # F, CONTROL MAP # 79D, PARCEL 020.00, ID , SI000.

Property Address: 305 Lincoln Avenue
Mailing Address: P.O. Box 2156, Lewisburg, TN 37091
Base Tax Due: \$37.00

Amount Tax Due as of April 1, 2021: \$337.22

Deed Book N-15, page 682

Lien Holders: A deed of trust of First Farmers and Merchants Bank, P.O. Box 1148, Columbia, TN 38402-1148, recorded February 24, 2016 in Trust Deed Book 728, page 775.

Year: 2017

- **Sidney Mayberry** -- DISTRICT # 8, MAP #79D, GROUP # F, CONTROL MAP # 79D, PARCEL 020.00, ID , SI000.

Property Address: 305 Lincoln Avenue
Mailing Address: P.O. Box 2156, Lewisburg, TN 37091
Base Tax Due: \$37.00

Amount Tax Due as of April 1, 2021: \$306.03

Deed Book N-15, page 682

Lien Holders: A deed of trust of First Farmers and Merchants Bank, P.O. Box 1148, Columbia, TN 38402-1148, recorded February 24, 2016 in Trust Deed Book 728, page 775.

Year: 2018

- **Dennis F. McBay and Diana B. McBay** -- DISTRICT # 8, MAP #102C, GROUP # A, CONTROL MAP # 102C, PARCEL 009.00, ID , SI000.

Property Address: 70 Ardmore Hwy.
Mailing Address: 70 Ardmore Hwy., Fayetteville, TN 37334
Base Tax Due: \$227.00

Amount Tax Due as of April 1, 2021: \$654.52

Deed Book D-14, page 410

Lien Holders: A deed of trust of First Farmers and Merchants Bank, P.O. Box 1148, Columbia, TN 38402-1148, recorded February 24, 2016 in Trust Deed Book 728, page 775.

Year: 2017

- **Dennis F. McBay and Diana B. McBay** -- DISTRICT # 8, MAP #102C, GROUP # A, CONTROL MAP # 102C, PARCEL 009.00, ID , SI000.

Property Address: 70 Ardmore Hwy.
Mailing Address: 70 Ardmore Hwy., Fayetteville, TN 37334
Base Tax Due: \$227.00

Amount Tax Due as of April 1, 2021: \$632.23

Deed Book D-14, page 410

Year: 2018

- **Anthony Travis** -- DISTRICT # 8, MAP #79K, GROUP # B, CONTROL MAP # 79K, PARCEL 032.00, ID , SI000.
Property Address: 412 Hamilton St.
Mailing Address: 6106 Pisgah Dr. NW, Huntsville, AL 35810
Base Tax Due: \$104.00
Amount Tax Due as of April 1, 2021: \$405.86
Deed Book N-14, page 456
Year: 2018

- **Ana A. Waggoner** -- DISTRICT # 8, MAP #79K, GROUP # B, CONTROL MAP # 79G, PARCEL 013.00, ID , SI000.
Property Address: 603 Kiwanis St.
Mailing Address: 603 Kiwanis St., Fayetteville, TN 37334
Base Tax Due: \$201.00
Amount Tax Due as of April 1, 2021: \$594.38
Deed Book D-11, page 619
Lien Holders: A judgment of Unifund CCR Partners c/o Mendleson Law Firm, P.O. Box 17235, Memphis, TN 38187, renewed by Order recorded October 29, 2019, in Misc. Book 87, page 64. A judgment of Mariner Finance, LLC c/o Glen C. Watson, III, P.O. Box 121950, Nashville, TN 37212 recorded October 4, 2019 in Misc. Book 86, page 841.
Year: 2017

- **Ana A. Waggoner** -- DISTRICT # 8, MAP #79K, GROUP # B, CONTROL MAP # 79G, PARCEL 013.00, ID , SI000.
Property Address: 603 Kiwanis St.
Mailing Address: 603 Kiwanis St., Fayetteville, TN 37334
Base Tax Due: \$201.00
Amount Tax Due as of April 1, 2021: \$571.88
Deed Book D-11, page 619
Lien Holders: A judgment of Unifund CCR Partners c/o Mendleson Law Firm, P.O. Box 17235, Memphis, TN 38187, renewed by Order recorded October 29, 2019, in Misc. Book 87, page 64. A judgment of Mariner Finance, LLC c/o Glen C. Watson, III, P.O. Box 121950, Nashville, TN 37212 recorded October 4, 2019 in Misc. Book 86, page 841.
Year: 2018

- **Tyra Young** -- DISTRICT # 8, MAP #79K, GROUP # B, CONTROL MAP # 79K, PARCEL 027.00, ID , SI000.
Property Address: 517 Campbell St.
Mailing Address: 12509 Meadow Landing Dr., Frisco, TX 75034
Base Tax Due: \$124.00
Amount Tax Due as of April 1, 2021: \$435.66
Deed Book R-13, page 996
Year: 2018

- **Tyra Young** -- DISTRICT # 8, MAP #79K, GROUP # B, CONTROL MAP # 79K, PARCEL 027.00, ID , SI000.
Property Address: Hamilton St.
Mailing Address: 12509 Meadow Landing Dr., Frisco, TX 75034
Base Tax Due: \$29.00
Amount Tax Due as of April 1, 2021: \$294.11
Deed Book S-13, page 16
Year: 2018

Respectfully submitted,

**Rebecca N. Bartlett,
Clerk and Master**

TAX SALE OF REAL ESTATE

LINCOLN COUNTY, TENNESSEE and
CITY OF FAYETTEVILLE, TENNESSEE

Consolidated Action No: 15259

VS.

DELINQUENT TAXPAYERS 2017 AND 2018

In obedience to a decree of the Chancery Court of Lincoln County, Tennessee made in the above styled cause, I will on **Wednesday, June 23, 2021 at 10:00 a.m.** sell, by ***electronic auction in lieu of a public outcry*** pursuant to Tennessee Code Annotated 67-5-2501(a)(1), to the highest and best bidder the following parcels. Said sale will be conducted by GovEase (www.govease.com), an agent of the Chancery Court, and is subject to the right of redemption as fixed by law, and to liens of subsequent tax years, the following parcels, of real estate owned by the Defendants in the amount of judgment liens **plus INTEREST, STATUTORY ATTORNEY'S FEES AND COSTS** as provided by law, against their property in favor of **Lincoln County, Tennessee and City of Fayetteville for the taxes for year 2017 and 2018** (as well as previous years that are now collectable) as set forth opposite their names, to wit:

Afton Resources Center-2018 County **\$4930.97

8th Civil District of Lincoln County, Tennessee
Map 906, Parcel 1.00,
Deed Book Y-14, page 573
Property Address: Eldad Road

Askins, Ruth-2018 County **\$ 935.15

8th Civil District of Lincoln County, Tennessee
Map 68, Ctrl Map 68, Parcel 31.00,
Deed Book C-6, page 82, Deed Book G-7, page 393
Property Address: 211 Shelbyville Highway

Associates Financial Services of America, Inc., -2017 and 2018 County **\$2294.74

C/O Shirley Neeley
14th Civil District of Lincoln County, Tennessee
Map 34, Ctrl Map 34, Parcel 6.55,
Deed Book P-12, page 475
Property Address: Walnut Ridge Road

Bowden, Margaret E. and Darrin Gene Bowden- 2017 and 2018 County **\$1231.56

21st Civil District of Lincoln County, Tennessee
Map 127, Ctrl Map 127, Parcel 21.18.

Deed Book T-14, page 332

Property Address: 8 Pioneer Drive

Commonwealth Management Trust Irrevocable Pure Trust -2017and 2018 County **\$6576.88

8th Civil District of Lincoln County, Tennessee

Map 90, Ctrl Map 90, Parcel 2.02

Deed Book M-15, page 816

Property Address: Eldad Road

Covey, Peggy L. -2018 County **\$ 655.79

16th Civil District of Lincoln County, Tennessee

Map 97, Ctrl Map 97, Parcel 10.00.

Deed Book K-12, page 431

Property Address: Curtis Church

Foxx, Brandon and Mark Vann Jordan-2017 City and 2018 County and City **\$2275.26

8th Civil District of Lincoln County, Tennessee

Map 91C, Group B, Ctrl Map 91C, Parcel 3.00.

Deed Book A-16, page 313

Property Address: 105 Ken Court

Johnson, Emmett R. and Cordelia A. – 2018 County and City **\$1539.71

8th Civil District of Lincoln County, Tennessee

Map 79F, Group D, Ctrl Map 79 F, Parcel 015.00,

Deed Book N-10, page 607

Property Address: 214 Clay Street

Mason, James Wayne-2017 and 2018 County **\$1551.88

21st Civil District of Lincoln County, Tennessee

Map 115K, Group A, Ctrl Map 115K, Parcel 30.00.

Deed Book M-68, page 331

Property Address: 6 Benson Drive

McBay, Dennis and Diana B.-2017 and 2018 County and City **\$3169.19

8th Civil District of Lincoln County, Tennessee

Map 102C, Group A, Ctrl Map 102C, Parcel 9.00.

Deed Book D-14, page 410

Property Address: 70 Ardmore Highway

McGough, David A. and Shelly D.- 2018 County **\$1299.57

25th Civil District of Lincoln County, Tennessee
Map 85, Ctrl Map 85, Parcel 3.00.
Deed Book A-14, page 304

Property Address: 54 Junior Jennings Road

McMahan, Paulette- 2018 County

***\$ 809.31

17th Civil District of Lincoln County, Tennessee
Map 167, Ctrl Map 167, Parcel 9.02.
Deed Book E-14, page 505

Property Address: State Line Road

Montgomery, Phillip W. and Crystal A. -2017 and 2018 County

***\$1384.44

23rd Civil District of Lincoln County, Tennessee
Map 113D, Group A, Ctrl Map 113D, Parcel 15.00.
Deed Book S-12, page 733

Property Address: 40 Teal Hollow Drive

Moorehead, Martie, Rebecca Sue, Jason Edward, Paula and

***\$3124.72

Thomas Lee Colbert-2017and 2018 County

24th Civil District of Lincoln County, Tennessee
Map 155, Ctrl Map 155, Parcel 88.00,
Misc. Book 67, page 696

Property Address: 120 Old Huntland Road

Moorehead, Martie P.-2017and 2018 County

***\$1495.68

24th Civil District of Lincoln County, Tennessee
Map 155, Ctrl Map 155, Parcel 113.00,
Deed Book N-14, page 312

Property Address: 160 Old Huntland Road

Petersburg Community Center-2018 County

***\$1297.21

10th Civil District of Lincoln County, Tennessee
Map 0060, Group A, Ctrl Map 0060, Parcel 6.00,
Deed Book J-13, page 643; Deed Book O-13, page 957

Property Address: 205 Town Street

Peterson, Tarryn Jon-2017and 2018 County

***\$1608.69

18th Civil District of Lincoln County, Tennessee
Map 122, Ctrl Map 122, Parcel 4.00,
Misc. Book 79, page 170

Property Address: 51 Philpot Road

PMC Management, LLC– 2018 County **\$5909.73
19th Civil District of Lincoln County, Tennessee
Map 126, Ctrl Map 126, Parcel 53.22,
Deed Book F-14, page 567

Property Address: Huntsville Highway

Reed, Dorothy L.– 2018 County **\$1566.13
3rd Civil District of Lincoln County, Tennessee
Map 129, Ctrl Map 129, Parcel 27.00
Deed Book Y-9, page 439

Property Address: 31 Hopson Road

Reese, Ernest and Betty–2017and 2018 County **\$1130.67
16th Civil District of Lincoln County, Tennessee
Map 97, Ctrl Map 97, Parcel 3.00,
Deed Book L-14, page 773

Property Address: Curtis Church Road

Rich, Mark J. and Rose–2018 County **\$ 711.05
24th Civil District of Lincoln County, Tennessee
Map 156, Ctrl Map 156, Parcel 3.01,
Deed Book L-10, page 773; Deed Book Z-15, page 153

Property Address: 234 Rich Quick Road

Rich, Mark Wayne–2018 County **\$ 629.81
3rd Civil District of Lincoln County, Tennessee
Map 112, Ctrl Map 112, Parcel 52.01,
Deed Book S-15, page 332

Property Address: 57 Brighton Road

Rich, Mark Wayne–2018 County **\$ 812.21
24th Civil District of Lincoln County, Tennessee
Map 156, Ctrl Map 156, Parcel 2.00,
Deed Book O-15, page 529

Property Address: 324 Rich Quick Road

Robinson, Paul and Julia–2018 County **\$1222.05
21st Civil District of Lincoln County, Tennessee

Map 104, Ctrl Map 104, Parcel 15.02,
Deed Book G-11, page 488

Property Address: Cowley Hollow Road

Roland, William Lee and Brenda K. Land-2017 and 2018 County and City **\$2813.49

8th Civil District of Lincoln County, Tennessee
Map 68M, Group A, Ctrl Map 68M, Parcel 28.00.
Deed Book Z-12, page 551

Property Address: 123 Brookside Drive

Smith, Donald L. and Helen-2018 County **\$ 791.61

19th Civil District of Lincoln County, Tennessee
Map 150, Ctrl Map 150, Parcel 2.10,
Deed Book Q-14, page 610

Property Address: 7 TMW Road

Smith, Miles-2017 and 2018 County **\$2610.18

25th Civil District of Lincoln County, Tennessee
Map 131, Ctrl Map 131, Parcel 17.00,
Deed Book M-14, page 437

Property Address: 2911 Winchester Highway

Sullenger, Jason William, Melissa Ann and Dorothy T.-2018 County **\$ 970.13

5th Civil District of Lincoln County, Tennessee
Map 043I, Group A, Ctrl Map 043G, Parcel 22.00,
Misc. Book 68, page 341

Property Address: 14 Cedar Circle

Taylor, W.C.-2017 and 2018 County **\$1240.88

23rd Civil District of Lincoln County, Tennessee
Map 105, Ctrl Map 105, Parcel 34.00,
Deed Book K-15, page 952

Property Address: 2504 Winchester Highway

Thomas, Michael D. and Sandra B.-2018 County **\$2834.53

5th Civil District of Lincoln County, Tennessee
Map 43 I, Group B, Ctrl Map 43 I, Parcel 27.00,
Deed Book S-13, page 442

Property Address: 575 Lynchburg Highway

Thornton, Mary M.–2018 County **\$ 626.77

3rd Civil District of Lincoln County, Tennessee
Map 129, Ctrl Map 129, Parcel 60.01,
Deed Book F-15, page 661

Property Address: 4 Sims Drive

Tipton, Keith L. and Janice M.–2018 County **\$ 886.40

24th Civil District of Lincoln County, Tennessee
Map 155J, Group B, Ctrl Map 155J, Parcel 19.00,
Deed Book X-14, page 491

Property Address: 12 Railroad Road

Travis, Anthony–2018 County and City **\$1180.99

8th Civil District of Lincoln County, Tennessee
Map 79K, Group B, Ctrl Map 79K, Parcel 32.00,
Deed Book N-14, page 456

Property Address: 412 Hamilton Street

Vandiver, Teresa Williams–2017 and 2018 County **\$1389.95

24th Civil District of Lincoln County, Tennessee
Map 155, Ctrl Map 155, Parcel 20.00,
Deed Book K-15, page 683

Property Address: 131 Jacks Road

Waggoner, Ana A.–2017 and 2018 City **\$1465.82

8th Civil District of Lincoln County, Tennessee
Map 79K, Group B, Ctrl Map 79G, Parcel 13.00,
Deed Book D-11, page 619

Property Address: 603 Kiwanis Street

Young, Tyra–2018 County and City **\$1258.51

8th Civil District of Lincoln County, Tennessee
Map 79F, Group C, Ctrl Map 79F, Parcel 27.00,
Deed Book R-13, page 996

Property Address: 517 Campbell Street

Young, Tyra–2018 County and City **\$ 895.23

8th Civil District of Lincoln County, Tennessee
Map 79K, Group B, Ctrl Map 79K, Parcel 35.00,

Deed Book R-13, page 996

Property Address: Hamilton Street

Zellers, Steve and Aneta Reed–2018 County

**\$ 927.17

19th Civil District of Lincoln County, Tennessee

Map 115, Ctrl Map 115, Parcel 96.00,

Deed Book M-15, page 893

Property Address: 461 Ardmore Highway

**Pursuant to Tennessee Code Annotated 26-5-108(a) and 67-5-2506 any and all taxes that are due on the real property shall be collected at the sale therefore, the initial bid amount will include all amounts due and, pursuant to a court order, any excess funds collected may be applied to subsequent years' taxes which may become due during the redemption period.

**OUR OFFICE WILL ONLY BE ACCEPTING CASH OR CERTIFIED FUNDS
FOR THE PAYMENT OF THESE TAXES THROUGH JUNE 22, 2021.**

This the 2nd day of June, 2021
Rebecca N. Bartlett, Clerk and Master

William E. Simms, Lincoln County Attorney
Johnny D. Hill, Jr., City of Fayetteville Attorney
John H. Richardson, Jr. Guardian Ad Litem

Tax Summons/Notice-Issues with service

Date: _____

The following taxpayer/business, _____, has issues with service of process because:

_____ The taxpayer listed as a defendant no longer owns the property.

_____ The summons/Notice was delivered to the wrong person at the address provided.

_____ The taxpayer is deceased.

_____ The business is no longer in operation and is closed.

_____ The business has sold to a new owner and is operating under a new name.

The above information was provided by:

_____ Telephone call from _____.

_____ came into the office.

_____ Notation on return by the sheriff's department

_____ US Postal service returned mail as _____.

Additional Information _____

Delinquent Personal Property Tax Time Chart

Projected Date Actual Date

<u>Complaint filed with certified list from County/City</u>	<u>04-01</u>
<u>Issue Process to Sheriff</u>	<u>04-15</u>
<u>Obtain new addresses for returned process</u>	<u>06-01</u>
<u>Issue Alias Summons</u>	<u>06-15</u>
<u>Motion and Order for publication-runs 4 weeks</u>	<u>08-01</u>
<u>Dismissal of parties with no service</u>	<u>08-01</u>
<u>Motion and Order for Default</u>	<u>10-01</u>
<u>Record Certified Copy of Default with Register</u>	<u>11-01</u>
<u>Remove Taxes from Computer and close file</u>	<u>11-15</u>
<u>Prepare List for File</u>	<u>12-01</u>

Delinquent Tax Time Chart

Projected Date Actual Date

<u>Complaint filed with certified list from County/City</u>	<u>04-01</u>
<u>Motion and Order to Consolidate City/Co. & previous</u>	<u>04-15</u>
<u>Motion and Order for Guardian Ad Litem</u>	<u>04-15</u>
<u>Issue Process with Notice to Sheriff</u>	<u>05-01</u>
<u>Motion and order to allow fee for record search</u>	<u>06-01</u>
<u>Record Search to begin</u>	<u>06-15</u>
<u>Record Search completed and delivered to Clerk</u>	<u>08-01</u>
<u>Motion and Order to join new owners</u>	<u>08-15</u>
<u>Obtain new addresses for returned process</u>	<u>08-30</u>
<u>Issue Alias Summons and process for new owners</u>	<u>09-01</u>
<u>Copies-Lienholders/TnCare or affidavit filed w/court</u>	<u>09-01</u>
<u>Motion and Order for Service by Publication</u>	<u>10-15</u>
<u>Notice in Paper for service-runs 4 weeks</u>	<u>11-01</u>
<u>Motion and Order for Default</u>	<u>01-15</u>
<u>Newspaper Article on pending sale</u>	<u>01-20</u>
<u>Motion and Order for Reference</u>	<u>01-30</u>
<u>Clerk's Report of Reference filed</u>	<u>02-15</u>
<u>Order confirming report and ordering Sale</u>	<u>03-01</u>
<u>Prepare Tax Sale Notice with list of taxpayers</u>	<u>03-15</u>
<u>Advertise Sale at least 3 weeks prior-for one week</u>	<u>03-15</u>
<u>Dismissal of paid and statutory limitation taxes</u>	<u>04-01</u>
<u>Attorneys to file copies of Lienholders' Sale Notice</u>	<u>04-01</u>
<u>Tax Sale</u>	<u>04-15</u>
<u>Clerk's Report of Sale</u>	<u>05-01</u>
<u>Clerk to Record copy of Sale Report with Register</u>	<u>05-01</u>
<u>Order Confirming Report and Sale</u>	<u>05-15</u>
<u>Notice to Previous Owner/Lien holder of proceeds</u>	<u>06-01</u>
<u>DT Attorney to prepare deeds after redemption</u>	

UNPAID TAXES LEAD TO UPCOMING AUCTION

There are approximately 53 parcels of land to be sold in the upcoming delinquent property tax sale, according to Rebecca N. Bartlett, Lincoln County's Clerk and Master. The parcels being sold are for Lincoln County, the City of Fayetteville and the Town of Petersburg and are slated to be sold at public auction in the near future. A legal notice will be published in the *Elk Valley Times* a few weeks prior to the auction with specific details of the sale. Ms. Bartlett stressed that officials are still hoping owners will pay the taxes before the auction becomes necessary. The parcels of land offered to be sold are for the 2017 and 2018 tax years as well as any other previous years' taxes which may still be due.

"Neither the Clerk and Master, nor any of the governmental entities want to sell property for delinquent taxes but this is the only way some property taxes get collected", she said. "A sale for a delinquent property tax is always a 'last resort' in the process of tax collection. It would be great if a sale weren't necessary." The owners will already have additional fees to pay because interest is added for each month that the taxes go unpaid past the due date, she added. And now that the taxes have been transferred to the Lincoln County Chancery Court's jurisdiction, the owners will have to pay legal fees as well. This year, the delinquent tax sale is slated to be conducted only on-line with no in-person gathering planned. What this means is that once an order is signed authorizing a sale, the on-line auction fee will be added to the amount of taxes for each parcel and each tax payer will be required to pay this additional fee to avoid the selling of their real property. A delinquent taxpayer can save approximately \$175, in additional fees, if the taxes are paid prior to the entry of the order authorizing the court to sell the real property for payment of delinquent taxes.

Each entity takes several steps to insure property owners are made aware that their land is in danger of being sold, she said. Notices were issued to the Lincoln County Sheriff's Department where the owners were served and/or a notice was posted on the property. Additionally, non-resident owners were sent a notice by certified mail followed by a legal notice published in the *Elk Valley Times* for four consecutive weeks for those non-resident owners as well as all other owners that her office was unable to locate. Efforts to find current owners include reviewing information at the register of deeds and property assessor's offices, she added, as well as notifying any lien holders on those parcels having recorded liens of the pending sale.

Even if the land is sold, owners, lien holders or those having an equitable interest will have time to redeem the property. The redemption period could range from 30 days up to one (1) year, depending on the circumstances surrounding a particular parcel, Ms. Bartlett explained. People interested in bidding should investigate the property before making a purchase. "The Clerk and Master gives no warranties on property bid on or sold at the sale," she said stressing the word "no". It is the buyer's responsibility to know what he or she is bidding on."

People wanting more information can see Ms. Bartlett in the Clerk and Master's office located in the Lincoln County Courthouse or call her office at 433-1482.

