

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE,
THIRD JUDICIAL DISTRICT, SITTING AT GREENEVILLE, TENNESSEE

STATE OF TENNESSEE FOR THE USE AND BENEFIT
OF GREENE COUNTY, TENNESSEE,
ON RELATION OF NATHAN HOLT, GREENE COUNTY TRUSTEE,
AND THE TOWN OF GREENEVILLE, TENNESSEE

VS.

Civil Action / Docket #: 2016-CV-112 & 2016-CV-113

Civil Action / Docket #: 2017-CV-147 & 2017-CV-149

DELINQUENT REAL PROPERTY TAXPAYERS OF
GREENE COUNTY AND THE TOWN
OF GREENEVILLE, TENNESSEE FOR THE TAX YEARS **2014** and **2015**

- T. C. A. § 67-5-2501 (c)(1) Within five (5) business days after the conclusion of the sale, and prior to confirmation of the sale by the court, the clerk of the court shall immediately file in the case a report of sale or other notice reflecting the results of the tax sale.
- (2) The clerk of the court shall, concurrently with the filing, file the report or notice with the office of the register of deeds of the county in which the property is located. The report or notice shall set forth all results from the sale, or a separate report or notice may be created for each property sold.
- (3) The report or notice shall include, at a minimum, the identification of the property and defendants contained in the notice of sale as required by § 67-5-2502, the name of the successful bidder, and the total successful price bid for each parcel together with the instrument number of the last conveyance of record.
- (4) The report or notice shall be for notice purposes only and shall not be evidence of transfer of title.
- (5) Failure to timely record the report or notice shall not provide grounds to set the sale aside.
- (6) The document shall be exempt from recording fees pursuant to § 8-21-1001, and shall be indexed by the register under the name of the last owner of record.

REPORT of DELINQUENT PROPERTY TAX SALE

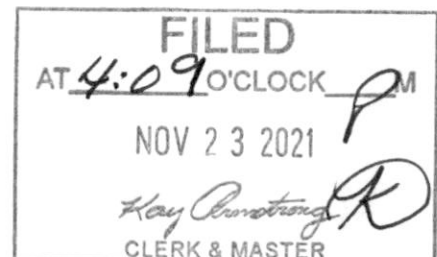
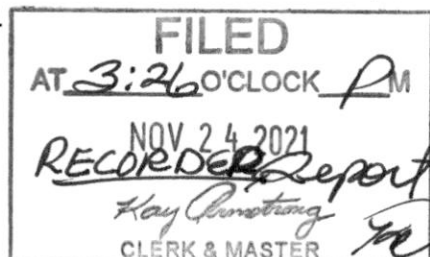
{RE: TAX SALE of November 18, 2021 (Thursday) at 10:00 a.m.
Greene County Courthouse – OUT SIDE, UNDER THE TENT
101 S. Main St. in Greeneville, Tennessee}

THE TAX YEAR 2014 {Civil Action #s 2016-CV-112 & 2016-CV-113} and
THE TAX YEAR 2015 {Civil Action #s 2017-CV-147 & 2017-CV-149}

TO: Honorable Douglas T. Jenkins, Chancellor of Greene County Chancery Court

In these causes, the undersigned respectfully reports that she, pursuant to ORDER(S)/JUDGMENT(S) pronounced herein, after advertising and giving the notice required, proceeded on **November 18, 2021 just after 10:00 a.m.**, outside on the front lawn of the Greene County Courthouse in Greeneville, Tennessee, to sell at public auction (as well as disclaim any warranties) to the highest bidders, and subject to the right of the equity of redemption, the realty/special interests mentioned and described in the subject filings and in said ORDER(S)/JUDGMENT(S).

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Sales were made for cash (or sufficient check) *, subject to the equity of redemption, **with the purchaser being totally responsible for contacting Delinquent Property Tax Attorney William S. Nunnally, Esquire and/or the Clerk & Master, after the redemption period, and requesting a Clerk & Master's Tax Deed** with the said purchaser being obligated to pay the tax attorney for the preparation of same.

Pursuant to T.C.A. 67-5-2701(a), the subject redemption period has been determined by this Court, in an ORDER (entered November 22, 2021), to be 180 days from the entry of the ORDER confirming this tax sale.

Said sales were being made for the purpose of satisfying the terms of ORDER(S)/JUDGMENTS for unpaid **2014 and 2015** County and/or City real property taxes (including any special interests); same being the amount of the taxes (inclusive of OTHER years' taxes, regarding the same realty, that have been turned over to the Clerk & Master by the County Trustee and/or the Town of Greeneville (since April 1, 2021), interest, fees, and costs (inclusive of certain publication costs) against the said respective tracts/parcels of land.

The following parcels of real estate/special interests were, by public outcry by the Clerk & Master, offered separately for sale "**AS IS**" **without any warranty**, with an initial bid being, at least, the amount of the debt plus *The Greeneville Sun's* pro rata publication charge of \$42.89, as well as an additional fee of \$100 pursuant to T.C.A. 8-21-401(b)(1)(F) for each parcel of property for which the Court issued an ORDER to sell, as follows:

***Insufficient funds negate purchase.**

Current Owner(s):	Robert D. Akins & Mildred A. Akins (Dec.)			
Property Address:	5020 Kingsport Hwy.			
Tax Parcel:	20 th Civil Dist., Map 64, Parcel 34.09			
Deed Reference:	DB 133A, p. 36			
Amount Due:	2014	\$535.99	2015	\$514.75
	2016	\$449.69	2017	\$340.88
	2018	\$337.52	2019	\$312.86
TOTAL:	\$2,491.69 [\$100.00 + \$ 42.89 Publication Costs] = \$2,634.58			
SOLD TO: Danny E. Price / "White Pine Properties, LLC" for \$ 8,000				

Current Owner(s):	Charles Laughery			
Former Owner(s):	Brian Beckett			
Property Address:	N Heritage Rd			
Tax Parcel:	15 th Civil Dist., Map 57, Parcel 53.04			
Deed Reference:	DB 544A, p. 898			
Amount Due:	2015	\$255.30	2018	\$147.71
	2019	\$144.47		
TOTAL:	\$547.48 [\$100.00 + \$ 42.89 Publication Costs] = \$690.37			
SOLD TO: James Warren Wilhoit for \$ 5,000				

Current Owner(s): ~~Velma Jean Benton – PAID (just before offering parcel for sale)~~
 Property Address: ~~16 Persimmon Ln~~
 Tax Parcel: ~~11th Civil Dist., Map 27, Parcel 2.01~~
 Deed Reference: ~~DB 341, p. 9~~
 Amount Due: ~~2015 \$1,091.20 2016 \$977.54~~
~~2017 \$843.20 2018 \$804.85~~
~~2019 \$682.17~~
 TOTAL: ~~\$4,398.96 [\$100.00 + \$ 42.89 Publication Costs] = \$4,541.85~~

Current Owner(s): Rick Allen Boyd (L/E) & Rachel Boyd, Alexander Boyd (REM)
 Property Address: Wilkerson Road
 Tax Parcel: 23rd Civil Dist., Map 61, Parcel 23.01
 Deed Reference: DB 473A, p. 1667
 Amount Due: 2014 \$480.43 2015 \$463.51
 2016 \$402.77 2017 \$294.73
 2018 \$276.91 2019 \$259.09
 TOTAL: \$2,177.44 [\$100.00 + \$ 42.89 Publication Costs] = \$2,320.33

SOLD TO: Rae Edward Massey for \$10,500

Current Owner(s): Walter C. Chapman (Dec.) & Janice Chapman
 Property Address: Indian Hill Trl
 Tax Parcel: 10th Civil Dist., Map 098M, Group A, Parcel 11.01
 Deed Reference: DB 111A, p. 924
 Amount Due: 2014 \$401.72(City)
 2015 \$257.78(City) 2015 \$367.44(County)
 2016 \$246.08(City) 2016 \$314.80(County)
 2017 \$273.43(City) 2017 \$241.48(County)
 2018 \$254.58(City) 2018 \$235.44(County)
 2019 \$239.28(City) 2019 \$229.37(County)
 TOTAL: \$3,061.40 [\$100.00 + \$ 42.89 Publication Costs] = \$3,204.29

SOLD TO: Ricky Blaine Ball for \$ 6,200

Current Owner(s): Nicole Carol Crawford
 Property Address: 1080 Millers Chapel Rd.
 Tax Parcel: 16th Civil Dist., Map 27, Parcel 10.00
 Deed Reference: DB 397A, p. 2502
 Amount Due: 2014 \$575.35 2015 \$551.05
 2016 \$482.93 2017 \$371.05
 2018 \$363.04 2019 \$335.50
 TOTAL: \$2,678.92 [\$100.00 + \$ 42.89 Publication Costs] = \$2,821.81

SOLD TO: Burke Tyler Vander Lind for \$22,000

Current Owner(s): Nathaniel Deck
 Property Address: Wesley Ave
 Tax Parcel: 10th Civil Dist., Map 098K, Group G, Parcel 25.00
 Deed Reference: DB 316, p. 135
 Amount Due: 2015 \$193.73(City) 2015 \$320.47(County)
 2016 \$187.43(City) 2016 \$271.79(County)

	2017	\$181.13(City)		
	2018	\$174.83(City)	2018	\$166.85(County)
	2019	\$168.53(City)	2019	\$164.28(County)
TOTAL:		\$1,829.04 [\$100.00 + \$ 42.89 Publication Costs] = \$1,971.93		

SOLD TO: Brandon Lollar for \$ 4,500

Current Owner:	Janet Dunn, Jennifer Walker, Unknown Heirs of Drexel Dunn & Helen Dunn			
Former Owner(s):	Drexel Dunn (Dec.) & Helen Dunn (Dec.)			
Property Address:	Armitage Dr.			
Tax Parcel:	10 th Civil Dist., Map 99A, Group: G, Parcel 23.00			
Deed Reference:	DB 615A, p. 2563			
Amount Due:	2013	\$326.09(City)	2013	\$386.17(County)
	2014	\$311.15(City)	2014	\$374.11(County)
	2015	\$311.15(City)	2015	\$362.05(County)
	2016	\$294.95(City)	2016	\$349.99(County)
	2017	\$278.75(City)		
	2018	\$259.36(City)	2018	\$238.63(County)
TOTAL:		\$3,492.40 [\$100.00 + \$42.89 Publication Costs] = \$3,635.29		

SOLD TO: Oscar Cedillo for \$ 6,600

Current Owner(s):	Shawn Patrick Escobar, Michael Christian Escobar, Unknown heirs of Gustavo Escobar (Dec.) & Maureen Escobar			
Former Owner(s):	Gustavo Escobar (Dec.) & Maureen Escobar			
Property Address:	330 Oasis Rd			
Tax Parcel:	6 th Civil Dist., Map 58, Parcel 18.33*			
Deed Reference:	DB 100A, p. 61			
Amount Due:	2015	\$956.70	2016	\$854.38
	2017	\$726.05	2018	\$796.88
	2019	\$720.38		

TOTAL: \$4,054.39 [\$100.00 + \$ 42.89 Publication Costs] = \$4,197.28 – SOLD with parcel 18.34.
SOLD TO: J W Church for \$80,000 [parcels 18.33 & 18.34 offered together] *

Current Owner(s):	Shawn Patrick Escobar, Michael Christian Escobar, Unknown heirs of Gustavo Escobar (Dec.) & Maureen Escobar			
Former Owner(s):	Gustavo Escobar (Dec.) & Maureen Escobar			
Property Address:	330 Oasis Rd			
Tax Parcel:	6 th Civil Dist., Map 58, Parcel 18.34*			
Deed Reference:	DB 100A, p. 61			
Amount Due:	2015	\$341.82	2016	\$291.34
	2017	\$188.23	2018	\$182.80
	2019	175.60		

TOTAL: \$1,179.79 [\$100.00 + \$ 42.89 Publication Costs] = \$1,322.68 – SOLD with parcel 18.34.
SOLD TO: J W Church for \$80,000 [parcels 18.33 & 18.34 offered together] *

Current Owner(s):	Timothy L. Everhart			
Property Address:	W. Andrew Johnson Hwy.			
Tax Parcel:	6 th Civil Dist., Map 58, Parcel 11.02			
Deed Reference:	DB 293A, p. 1012			
Amount Due:	2014	\$670.26	2015	\$638.58

	2016	\$563.08	2017	\$447.38
	2018	\$452.36	2019	\$414.74
TOTAL:		\$3,186.40 [\$100.00 + \$ 42.89 Publication Costs] = \$3,329.29		

SOLD TO: Harvey J. Moore, Jr. for \$20,000

Current Owner(s): Roy E. Giles & Audrey M. Giles
 Property Address: 281 College Hills Dr.
 Tax Parcel: 13th Civil Dist., Map 088J, Group: A, Parcel 37.00
 Deed Reference: DB 222, p. 539
 Amount Due:

2014	\$1,056.87	2015	\$937.48
2016	\$836.78	2017	\$708.30
2018	\$664.49	2019	\$602.93

TOTAL: \$4,806.85 [\$100.00 + \$ 42.89 Publication Costs] = \$4,949.74

SOLD TO: Danny E. Price / "White Pine Properties, LLC" for \$55,000

Current Owner(s): Brenda Gosnell
 Property Address: 160 Lakeshore Dr.
 Tax Parcel: 9th Civil Dist., Map 146, Parcel 47.02
 Deed Reference: DB 395A, p. 2374
 Amount Due:

2014	\$577.66	2015	\$593.75
2016	\$522.03	2017	\$408.33
2018	\$391.75	2019	\$360.97

TOTAL: \$2,854.49 [\$100.00 + \$ 42.89 Publication Costs] = \$2,997.38

SOLD TO: Amber A. Fox for \$15,000

Current Owner(s): Audrey Gosnell Giles, Doyle Gosnell, Carroll Gosnell and Heirs of Clyde Gosnell, Doniece Ottinger, Carolyn Steger, Charlotte Coffee & Samantha Yancey
 Former Owner(s): Clennie Gosnell (Dec.) c/o Dale Partyka
 Property Address: 1465 Mt. Carmel Rd.
 Tax Parcel: 23rd Civil Dist., Map 72, Parcel 8.01
 Deed Reference: DB 311A, p. 654
 Amount Due:

2014	\$677.21	2015	\$644.99
2016	\$568.95	2017	\$452.70
2018	\$428.43	2019	\$393.51

TOTAL: \$3,165.79 [\$100.00 + \$ 42.89 Publication Costs] = \$3,308.68

SOLD TO: Rae Edward Massey for \$53,000

Current Owner(s): Audrey Gosnell Giles, Doyle Gosnell, Carroll Gosnell and Heirs of Clyde Gosnell, Doniece Ottinger, Carolyn Steger, Charlotte Coffee & Samantha Yancey
 Former Owner(s): Clennie Gosnell Dec.) c/o Dale Partyka
 Property Address: 1756 Camp Creek Rd.
 Tax Parcel: 22nd Civil Dist., Map 148, Parcel 71.07
 Deed Reference: DB 454, p. 809
 Amount Due:

2014	\$431.82	2015	\$418.68
2016	\$361.72	2017	\$255.68
2018	\$243.41	2019	\$229.37

TOTAL: \$1,940.68 [\$100.00 + \$ 42.89 Publication Costs] = \$2,083.57

SOLD TO: Terri Jean Hooper for \$18,500

Current Owner(s): Jonathan D. Guerassio
 Property Address: 110 Frazier St.
 Tax Parcel: 10th Civil Dist., Map 98L, Group: D, Parcel 31.00
 Deed Reference: DB 218A, p. 787
 Amount Due:

		2014	\$357.90(County)
2015	\$289.80(City)	2015	\$390.92(County)
2016	\$263.67(City)	2016	\$326.53(County)
2017	\$250.35(City)	2017	\$223.73(County)
2018	\$240.22(City)	2018	\$222.68(County)
2019	\$226.54(City)	2019	\$216.64(County)

TOTAL: \$3,008.98 [\$100.00 + \$ 42.89 Publication Costs] = \$3,151.87
SOLD TO: Ray Edward Britt for \$4,600

Current Owner(s): Edward T. Hensley & Kimberly Ann Hensley
 Property Address: 208 Spencer St.
 Tax Parcel: 10th Civil Dist., Map 98E, Group: A, Parcel 7.01
 Deed Reference: DB 407A, p. 876
 Amount Due:

2014	\$176.88(City)	2014	\$309.12(County)
2015	\$176.65(City)	2015	\$305.52(County)
2016	\$171.79(City)	2016	\$258.10(County)
2017	\$166.93(City)	2017	\$158.05(County)
2018	\$162.07 (City)	2018	\$155.69(County)
2019	\$157.21(City)	2019	\$152.96(County)

TOTAL: \$2,350.97 [\$100.00 + \$ 42.89 Publication Costs] = \$2,493.86
SOLD TO: William Lynn Hartman for \$ 4,011.48 (which includes "clean-up" bill of \$1517.62)

Current Owner(s): Unknown Heirs of Gary Hensley
 Former Owner(s): Gary Hensley (Dec.)
 Property Address: Old Newport Hwy.
 Tax Parcel: 3rd Civil Dist., Map 163, Parcel 16.02
 Deed Reference: DB 288A, p. 99
 Amount Due:

2014	\$346.16	2015	\$339.68
2016	\$289.38	2017	\$186.45
2018	\$181.21	2019	\$174.19

TOTAL: \$1,517.07 [\$100.00 + \$42.89 Publication Costs] = \$1,659.96
SOLD TO: Michael John Hawk for \$ 2,100

Current Owner(s): Stella Coakley – PULLED FROM SALE, per Tax Attorney
 Former Owner(s): Ada B. Holland (Dec.)
 Property Address: 620 Pates Hill Rd
 Tax Parcel: 5th Civil Dist., Map 131, Parcel 14.13
 Deed Reference: DB 428, p. 772
 Amount Due:

2015	\$388.79	2016	\$320.66
2017	\$216.63	2018	\$216.30
2019	\$205.32		

TOTAL: \$1,347.70 [\$100.00 + \$ 42.89 Publication Costs] = \$1,490.59

Current Owner(s) Phillip Johnson, Eugene Johnson & Unknown Heirs of Van L. Johnson
 Former Owner(s): Van L. Johnson (Dec.)
 Property Address: 9325 Warrensburg Rd
 Tax Parcel: 5th Civil Dist., Map 118, Parcel 53.01
 Deed Reference: DB 379, p. 669
 Amount Due: 2015 \$435.76 2016 \$377.36
 2017 \$268.10 2018 \$275.31
 2019 \$257.67
 TOTAL: \$1,614.20 [\$100.00 + \$ 42.89 Publication Costs] = \$1,757.09

SOLD TO: Abilene Nicole Hurd for \$23,000

Current Owner(s): Wanda Johnson
 Former Owner(s): Daniel Johnson & Wanda Johnson
 Property Address: 540 Cosley Ln.
 Tax Parcel: 24th Civil Dist., Map 111, Parcel 116.00
 Deed Reference: DB 541A, p. 1117
 Amount Due: 2014 \$371.63 2015 \$363.17
 2016 \$310.89 2017 \$207.75
 2018 \$200.35 2019 \$191.17
 TOTAL: \$1,644.96 [\$100.00 + \$ 42.89 Publication Costs] = \$1,787.85*

*\$540 unpaid "2008" tax in Trustee's Office.

SOLD TO: Elaine Cannon Darnell for \$ 2,200

Current Owner(s): Frank C. Jones, Jr. & Janice Jones
 Property Address: 8300 Warrensburg Rd
 Tax Parcel: 5th Civil Dist., Map 119, Parcel 47.01
 Deed Reference: DB 362, p. 480
 Amount Due: 2015 \$429.35 2016 \$371.49
 2017 \$264.55 2018 \$281.69
 2019 \$263.33
 TOTAL: \$1,610.41 [\$100.00 + \$ 42.89 Publication Costs] + \$1,753.30

SOLD TO: Danny E. Price / "White Pine Properties, LLC" for \$ 6,000

Current Owner(s) Penny Collins & Unknown Heirs of Virgie Killion
 Former Owner(s) Virgie Killion (Dec.)
 Property Address: Yellow Springs Rd
 Tax Parcel: 19th Civil Dist., Map 94, Parcel 14.00
 Deed Reference: DB 283, p. 20
 Amount Due: 2015 \$361.03 2016 \$308.93
 2017 \$205.98 2018 \$198.75
 2019 \$189.75
 TOTAL: \$1,264.44 [\$100.00 + \$ 42.89 Publication Costs] = \$1,407.33

SOLD TO: Stacy Denton Key for \$ 3,5000

Current Owner(s): Joan Fletcher, Ken Kite, & Michael Kite Sanford (Heirs of Hickman & Beulah Kite)
 Former Owner(s): Beulah Kite (Dec.) & Hickman Kite (Dec.), c/o James Kirk
 Property Address: Glades Rd.
 Tax Parcel: 4th Civil Dist., Map 104, Parcel 41.01

Deed Reference: DB 162, p. 582
Amount Due: 2014 \$346.16 2015 \$339.68
2016 \$263.97 2017 \$161.60
2018 \$158.88 2019 \$154.38
TOTAL: \$1,424.67 [\$100.00 + \$ 42.89 Publication Costs] = \$1,567.56

SOLD TO: Robert Norman Ball for \$12,000

Current Owner(s): Sharon Kay Livingston, Jewelian Michael Livingston, & Jerry R. McNabb
Property Address: 7225 McDonald Rd
Tax Parcel: 4th Civil Dist., Map 92, Parcel 30.00
Deed Reference: DB 503A, p. 1159
Amount Due: 2014 \$702.67 2015 \$624.65
2016 \$590.45 2017 \$474.00
2018 \$466.71 2019 \$363.80
TOTAL: \$3,222.28 [\$100.00 + \$42.89 Publication Costs] = \$3,365.17

SOLD TO: Danny E. Price / "White Pine Properties, LLC" for \$30,000

Current Owner(s) Amanda Rockafellow
Former Owner(s): Velma J. Milburn
Property Address: 605 Anderson Loop
Tax Parcel: 23rd Civil Dist., Map 61, Parcel 63.00
Deed Reference: DB 404, p. 840
Amount Due: 2015 \$427.22 2016 \$363.67
2017 \$257.45 2018 \$256.17
2019 \$240.69
TOTAL: \$1,545.20 [\$100.00 + \$ 42.89 Publication Costs] = \$1,688.09

SOLD TO: Matthew Charles Ricker for \$ 4,200

Current Owner(s) Jimmy Lee McLain & Unknown Heirs of Billy McLain
Former Owner(s): Billy McLain (Dec.)
Property Address: 1410 Marvin Rd.
Tax Parcel: 7th Civil Dist., Map 51, Parcel 56.00
Deed Reference: DB 165A, p. 565
Amount Due: 2014 \$350.79 2015 \$343.95
2017 \$190.00 2018 \$184.40
2019 \$177.02
TOTAL: \$1,246.16 [\$100.00 + \$ 42.89 Publication Costs] = \$1,389.05

SOLD TO: Jeanette S. Epperson for \$ 4,500

Current Owner(s): Denise C. Morales
Property Address: Morgan Branch Ln
Tax Parcel: 1st Civil Dist., Map 126, Parcel 53.01
Deed Reference: DB 415A, p. 1109
Amount Due: 2015 \$416.54 2016 \$359.76
2018 \$241.82 2019 \$227.96
TOTAL: \$1,246.08 [\$100.00 + \$ 42.89 Publication Costs] = \$1,388.97

SOLD TO: Laura Evelyn Samples for \$19,000

Current Owner(s): Wayne Officer (Heir of Emma E. Officer)
 Former Owner(s): Emma E. Officer (Dec.)
 Property Address: 1565 Main St.
 Tax Parcel: 23rd Civil Dist., Map 83E, Group: B, Parcel 15.00
 Deed Reference: DB 371, p. 266
 Amount Due:

2014	\$443.39	2015	\$416.54
2016	\$359.76	2017	\$253.90
2018	\$254.58	2019	\$239.28

TOTAL: \$1,967.45 [\$100.00 + \$ 42.89 Publication Costs] = \$2,110.34
SOLD TO: J W Church for \$27,000

Current Owner(s): Janny N. Pina
 Former Owner(s): Alonso Ricordus Ramacus (Dec.) & Toni Ramacus (Dec.)
 Property Address: 19 Steen Rd.
 Tax Parcel: 15th Civil Dist., Map 38, Parcel 16.19
 Deed Reference: DB 617A, p. 775
 Amount Due:

2014	\$487.38	2015	\$469.92
2016	\$408.64	2019	\$301.54

TOTAL: \$1,667.48 [\$100.00 + \$ 42.89 Publication Costs] = \$1,810.37
SOLD TO: Danny E. Price / "White Pine Properties, LLC" for \$18,500

Current Owner(s): Jerry Sauls & Tammy Sauls
 Property Address: 424 Silver Leaf Ln
 Tax Parcel: 1st Civil Dist., Map 114, Parcel 81.14
 Deed Reference: DB 195A, p. 502
 Amount Due:

2015	\$506.21	2016	\$441.87
2017	\$332.00	2018	\$334.33
2019	\$310.03		

TOTAL: \$1,924.44 [\$100.00 + \$ 42.89 Publication Costs] = \$2,067.33
SOLD TO: Margaret Kay Norton for \$19,800

Current Owner(s): Salvatore D. Sicilia
 Property Address: 1450 Sunnyside Rd
 Tax Parcel: 24th Civil Dist., Map 135, Parcel 3.10
 Deed Reference: DB 74A, p. 949
 Amount Due:

2015	\$777.36	2016	\$690.16
2017	\$569.85	2018	\$640.57
2019	\$581.71		

TOTAL: \$3,259.65 [\$100.00 + \$ 42.89 Publication Costs] = \$3,402.54
SOLD TO: John Mack Carter for \$20,000

Current Owner(s): Smokey Moutain Homes
 Property Address: 60 McCullough Ln
 Tax Parcel: 7th Civil Dist., Map 40, Parcel 39.35
 Deed Reference: DB 478A, p. 1723
 Amount Due:

2015	\$922.54	2016	\$823.10
2017	\$695.88	2018	\$219.49
2019	\$208.15		

TOTAL: \$2,869.16 [\$100.00 + \$ 42.89 Publication Costs] = \$3,012.05

SOLD TO: Jayme Marie Brown for \$10,000

Current Owner(s): Unknown Heirs of Coy James Taylor
Former Owner(s): Coy James Taylor (Dec.)
Property Address: 211 Bohannon Ave
Tax Parcel: 10th Civil Dist., Map 086M, Group E, Parcel 14.00
Deed Reference: DB 445, p. 751
Amount Due: 2014 \$526.44(City) 2014 \$593.87(County)
2015 \$526.79(City) 2015 \$524.31(County)
2016 \$492.41(City) 2016 \$498.57(County)
2017 \$458.03(City) 2017 \$388.80(County)
2018 \$426.84(City) 2018 \$380.58(County)
2019 \$392.10(City) 2019 \$368.04(County)

TOTAL: \$5,576.78 [\$100.00 + \$ 42.89 Publication Costs] = \$5,719.67+1,680.26 "clean-up bill"

SOLD TO: "Roaming Synergy, LLC" / Joyce Oxberger Price for \$18,500

Current Owner(s): Scott Trimble & Debra Trimble
Property Address: 2565 Roaring Fork Rd
Tax Parcel: 12th Civil Dist., Map 62, Parcel 23.32
Deed Reference: DB 440A, p. 859
Amount Due: 2015 \$444.30 2016 \$385.18
2017 \$278.75 2018 \$283.29
2019 \$244.94

TOTAL: \$1,636.46 [\$100.00 + \$ 42.89 Publication Costs] = \$1,779.35

SOLD TO: William Lynn Hartman for \$31,000

Current Owner(s): Ed Wheeler
Property Address: 105 Brooks St
Tax Parcel: 10th Civil Dist., Map 110A, Group B, Parcel 2.01
Deed Reference: DB 504A, p. 2081
Amount Due: 2014 \$75.00(City)
2015 \$221.48(City) 2015 \$339.68(County)
2016 \$212.84(City) 2016 \$289.38(County)
2017 \$204.20(City) 2017 \$186.45(County)
2018 \$193.97(City) 2018 \$182.80(County)
2019 \$185.51(City) 2019 \$179.85(County)

TOTAL: \$2,271.16 [\$100.00 + \$ 42.89 Publication Costs] = \$2,414.05

SOLD TO: Jesse Everette Smith for \$ 3,800

Current Owner(s) Charles Wilkerson, Bill Wilkerson & Carolyn Milo & Unknown Heirs of Gladys Wilkerson
Current Owner(s): Gladys Wilkerson (Dec.)
Property Address: 165 Wilkerson Rd
Tax Parcel: 23rd Civil Dist., Map 61, Parcel 73.00
Deed Reference: DB 218, p. 419
Amount Due: 2015 \$751.74 2016 \$666.70
2017 \$546.78 2018 \$525.73
2019 \$479.83

TOTAL: \$2,970.78 [\$100.00 + \$ 42.89 Publication Costs] = 3,113.67

SOLD TO: J W Church for \$82,500

Current Owner(s): Mary Ann Wood, Bessie Wood (L/E), & Larry D. Seaton (REM)
 Property Address: 1690 Gilbreath Rd
 Tax Parcel: 7th Civil Dist., Map 60, Parcel 48.00
 Deed Reference: DB 376A, p. 404
 Amount Due: 2015 \$873.43 2016 \$778.13
 2017 \$653.28 2018 \$621.43
 2019 \$564.73
 TOTAL: \$3,491.00 [\$100.00 + \$ 42.89 Publication Costs] = \$3,633.89
SOLD TO: Danny E. Price / "White Pine Properties, LLC" for \$26,000

NOTICE TO SUCCESSFUL / HIGHEST BIDDERS
CONCERNING THE ABOVE PARCELS:

In the event the property is not redeemed, the successful bidder is solely responsible for contacting the Clerk & Master and/or the Delinquent Property Tax Attorney to make arrangements for delivery of the Clerk & Master's DEED, which is AT THE COST OF SAID BIDDER.

Other intervening years' taxes (i.e., 2020 & 2021 taxes) may remain unpaid in the office of the Greene County Trustee, NATHAN HOLT, located in the County Courthouse Annex at 204 Cutler Street (concerning County taxes), as well as in the office of the City Recorder at Town Hall located at 200 N. College Street (concerning City taxes).

**Other costs may be applied, as well as certain interest accrue on same; and, the 2020 delinquent property taxes will be turned over to the Clerk & Master on or about April 1, 2022, resulting in a lawsuit and increased costs, i.e., additional fees, interest/penalties.

** In the event of any governmental "clean-up", other costs may be applied.

REIMBURSEMENT OF PAYMENT OF INTERVENING YEARS' TAXES AND/OR OTHER EXPENSES/COSTS ARE NOT GUARANTEED BY THE CLERK & MASTER OR THE DELINQUENT TAX ATTORNEY, IN THE EVENT OF REDEMPTION.

<p>REDEMPTION PERIOD <i>Tennessee Code Annotated</i> 67-5-2701</p>

SUCCESSFUL BIDDERS should consult legal counsel, regarding their rights with respect to a redemption, as there has been a change in the law pertaining to the redemption period. Only certain parts of the law are set out below; and, the Clerk & Master's Office cannot give legal advice.

Pursuant to T.C.A. § 67-5-2701: **Redemption procedure** [effective: April 18, 2019]

(a)(1)(A) Upon entry of an order confirming a sale of a parcel, a right to redeem shall vest in all interested persons. The right to redeem shall be exercised within the time period established by this subsection (a) beginning on the date of the entry of the order confirming the sale, but in no event shall the right to redeem be exercised more than one (1) year from that date. **The redemption period of each parcel shall be determined by the court prior to the tax sale of the parcel and may also be stated in the order confirming the sale.**

(B) Unless the court finds sufficient evidence to order a reduced redemption period pursuant to this section, the redemption period for each parcel shall be one (1) year.

(C) The redemption period shall be determined for each parcel based on the period of delinquency. Once the period of delinquency is established, the redemption period shall be set on the following scale:

(i) If the period of delinquency is five (5) years or less, the redemption period shall be one (1) year from the entry of the order confirming the sale;

(ii) **If the period of delinquency is more than five (5) years but less than eight (8) years, the redemption period shall be one hundred eighty (180) days from the entry of the order confirming the sale; or**

(iii) If the period of delinquency is eight (8) years or more, the redemption period shall be ninety (90) days from the entry of the order confirming the sale.

(b)(1) In order to redeem a parcel, the person entitled to redeem shall file a motion to such effect in the proceedings in which the parcel was sold. The motion shall describe the parcel, the date of the sale of the parcel, the date of the entry of the order confirming the sale and shall contain specific allegations establishing the right of the person to redeem the parcel. Prior to the filing of the motion to redeem, the movant shall pay to the clerk of the court an amount equal to the total amount of delinquent taxes, penalty, interest, court costs, and interest on the entire purchase price paid by the purchaser of the parcel. The interest shall be at the rate of twelve percent (12%) per annum, which shall begin to accrue on the date the purchaser pays the purchase price to the clerk and continuing until the motion to redeem is filed. **If the entire amount owing is not timely paid to the clerk or if the motion to redeem is not timely filed, the redemption shall fail.**

(d) The purchaser may within thirty (30) days after the mailing of the notice of redemption, file a response seeking additional funds to be paid by the proposed redeemer to compensate the purchaser for amounts expended by the purchaser for the purposes set out in subsection (e). The response shall specifically set out the basis for each category of additional funds claimed. The response may also allege that the motion to redeem was not properly or timely filed. If no response is timely filed, the court shall determine whether the redemption has been

RE: REDEMPTION

In the event of any governmental "clean-up", other costs related to redemption may be applied.

properly made, and if so, shall cause an order to be entered requiring the proposed redeemer to pay additional interest at the rate set forth in subsection (b), accruing from the date the motion to redeem was filed until the date of such payment.

All of which is respectfully submitted this the 23rd day of November, 2021.



KAY SOLOMON ARMSTRONG, J.D.
CLERK & MASTER for GREENE COUNTY

Greene County Courthouse
101 S. Main Street; lower level
Greeneville, TN 37743

CERTIFICATE OF SERVICE & NOTICE {RE: Overage/Surplus Money}

The undersigned hereby certifies that a true and exact copy of the foregoing REPORT has been served upon each of the following, by personal hand delivery or by placing a true and exact copy of the same in the U. S. Mail, addressed to each such person, with sufficient postage thereon to carry same to its destination, this the 24th day of November, 2021:

William S. Nunnally, Esquire
Delinquent Property Tax Attorney for Greene County & Town of Greeneville
LAUGHLIN, NUNNALLY, HOOD & CRUM, P.C.
100 South Main Street
Greeneville, TN 37743

Roger A. Woolsey, Esquire
Greene County Attorney
204 N. Cutler Street, Suite 120
Greeneville, TN 37745

Kevin Morrison, Greene County Mayor
204 N. Cutler Street, Suite 206
Greeneville, TN 37745

Nathan Holt, Greene County Trustee
204 N. Cutler Street, Suite 216
Greeneville, TN 37745

Ronald W. Woods, Esquire
MILLIGAN & COLEMAN
City Attorney
230 W. Depot Street
Greeneville, TN 37743

BUYERS on November 18, 2021:

Danny E. Price/"White Pine Properties, LLC"
7022 Shallowford Rd.; suite 1 #559
Chattanooga, TN 37421

James Warren Wilhoit
8604 Old Stage Rd.
Limestone, TN 37681

Rae Edward Massey
425 Beech St.
Newport, TN 37821

Ricky Blaine Ball
439 Walkers Ford Rd.
Greeneville, TN 37743

Burke Tyler Vander Lind
5276 Blue Springs Pkwy.
Greeneville, TN 37743

Brandon Lollar
204 Galway Ct.
Greeneville, TN 37745

Oscar Cedillo
104 Armitage Dr.
Greeneville, TN 37745

J W Church
321 Floral St.
Greeneville, TN 37743

Harvey J. Moore, Jr.
167 Spring St. N.
Mosheim, TN 37818

Amber A. Fox
128 Mauch Chunk St.
Lehighton, PA 18235

Terri Jean Hooper
730 Little Chuckey Rd.
Midway, TN 37809

Ray E. Britt
60 Lonesome Pine Trail
Greeneville, TN 37745

William Lynn Hartman
70 Hartman Rd.
Greeneville, TN 37743

Michael John Hawk
8195 W. Allen's Bridge Rd.
Greeneville, TN 37743

Abilene Nicole Hurd
833 E. Fork Rd.
Greeneville, TN 37743

Elaine C. Darnell
245 White Sands Rd.
Greeneville, TN 37743

Stacy Denton Key
950 Yellow Springs Rd.
Midway, TN 37809

Robert Norman Ball
525 Church Hill Rd.
Greeneville, TN 37743

Matthew Charles Ricker
375 Barren Rd.
Chuckey, TN 37641

Jeanette S. Epperson
2035 Herron Dr.
Morristown, TN 37813

Laura Evelyn Samples
3300 Marvin Rd.
Bulls Gap, TN 37711

Margaret Kay Norton
355 Silver Leaf Ln.
Chuckey, TN 37641

John Mack Carter
107 Stratford Dr.
Greeneville, TN 37743

Jayme Marie Brown
4380 Gap Creek Rd.
Bulls Gap, TN 37711

Roaming Synergy, LLC
9234 Kingston Place #316
Knoxville, TN 37922

Jesse Everette Smith
108 Saylor Hill Rd.
Limestone, TN 37681

NOTICE [RE: Regarding OVERAGE / SURPLUS from 11/18/2021 Tax Sale]

TO:

The following delinquent real property taxpayers and/or their lienholders and/or devisees, legatees, beneficiaries, heirs / next-of-kin (that may be entitled to receive any of a subject decedent's property):

Any overage / surplus money, beyond the amount of the above stated delinquent property tax debts, may be applied for by making the appropriate filing (with notice to those entitled to same) in the Clerk & Master's Office on the lower level of the Greene County Courthouse at 101 S. Main Street in Greeneville, TN 37743.

Nicole Carol Crawford
1080 Millers Chapel Rd.
Greeneville, TN 37745

Beulah Kite (Dec.) & Hickman Kite (Dec.),
c/o James Kirk
82 Owen Lane
Greeneville, TN 37745

Billy McLain (Dec.), c/o Danny McLain
105 Wren St.
Greeneville, TN 37745

Robert D. Akins & Mildred A. Atkins
5020 Kingsport Hwy
Afton TN 37616

Charles Laughery
408 Barker Ln
Bristol, VA 24201

Rick Allen Boyd L/E) & Rachel Boyd,
Alexander Boyd, REM
235 Headrick Ln
Chuckey TN 37641

Walter C. Chapman (Dec.) & Janice Chapman
122 Watercress Dr
Greeneville TN 37745

Nicole Carol Crawford
581 Timber Ridge Rd
Greeneville TN 37743

Nathaniel Deck
26252 Ivanhoe St
Redford MI 48239

Gustavo Escobar & Maureen Escobar
330 Oasis Rd
Bulls Gap TN 37711

~~Richard Guy Forney (Dec.)
926 Wesley Ave
Greeneville TN 37743~~

*Ke, CAT
11-24-2021 2:00pm*

Roy E. Giles & Audrey M. Giles
211 Alderman Dr
Greeneville TN 37745

Brenda Gosnell
160 Lakeshore Dr
Greeneville TN 37743

Clennie Gosnell (Dec.)
c/o Gail Gosnell
21336 Fort Tejon Rd
Llano CA 93544

Audrey Gosnell Giles, Doyle Gosnell, Carroll Gosnell
& Heirs of Clyde Gosnell (Doniece Ottinger,
Carolyn Steger, Charlotte Coffee & Samantha Yancey)
21336 Ft. Tepin
Llano, CA 93544

Gary Hensley (Dec)
8195 W Allens Bridge Rd
Greeneville TN 37743

Jason Hensley
132 Fox Run Drive
Rogersville, TN 37857

Randy S. Johnson
26696 Lake Mont Circle
Morristown, TN 37814

Tracy A. Johnson
845 Shakerag Rd
Greeneville, TN 37743

Van L. Johnson (Dec)
9325 Warrensburg Rd
Mosheim TN 37818

Phillip Johnson, Eugene Johnson
& Unknown Heirs of Van L. Johnson
c/o Eugene Johnson, 10560 Warrensburg Rd.
Midway, TN 37809

Wanda Johnson & Daniel Johnson
105 Summerhaven Dr
Midway, TN 37809

Wanda Johnson
491 Cosby Lane
Greeneville, TN 37743

Frank C. Jones, Jr. & Janice Jones
1637 Goshen Valley Rd
Church Hill, TN 37642

Virgie Killion (Dec.) &
Unknown Heirs of Virgie Killion
4515 Yellow Springs Rd
Midway TN 37809

Sharon Kay Livingston & Jewelian Michael Livingston
& Jerry R. McNabb
14620 Warrensburg Rd
Midway TN 37810

Billy McLain (Dec.), c/o Danny McLain
370 Rolling Hills Rd
Greeneville TN 37743

Jimmy Lee McLain (Heir of Billy McLain)
c/o Danny McLain
370 Rolling Hills Rd
Greeneville, TN 37743

Jerry R. McNabb & Sharon Kay Livingston
175 Turner Ln
Mohawk TN 37810

Amanda Rockafellow
PO Box 252
Mosheim, TN 37818

Denise C. Morales
38620 North Ave
Zephyrhills FL 33542

Emma E. Officer (Dec.)
1565 Main St
Mosheim TN 37818

Wayne Officer (Heir of Emma E. Officer)
161 Baughard Hill Rd.
Greeneville, TN 37743

Janny N. Pina
1715 Miami Drive
Johnson City, TN 37601

Jerry Sauls & Tammy Sauls
424 Silver Leaf Ln
Chuckey TN 37641

Jerry Sauls
108 Fox Rd
Limestone, TN 37681

Salvatore D. Sicilia
1450 Sunnyside Rd
Greeneville TN 37743

Smokey Mtn Homes
60 Mucullough Rd
Bulls Gap TN 37711

Smokey Mt. Homes
4965 W. Andrew Johnson Hwy.
Greeneville, TN 37743

James Steven Taylor, Sr.
298 Gibbons Ave
Daytona Beach, FL 32117

James Steven Taylor, Jr.
87 Chickdee Rd
Afton, TN 37616

Scott Trimble & Debra Trimble
160 Mulberry Rd
Greeneville TN 37743

Ed Wheeler
280 Dry Creek Rd
Jonesborough TN 37659

Gladys Wilkerson (Dec.)
165 Wilkerson Rd
Mosheim TN 37818

Charles Wilkerson, Bill Wilkerson & Carolyn Milo
Heirs of Gladys Wilkerson
165 Wilkerson Road
Mosheim, TN 37818

Mary Ann Wood & Bessie Wood (L/E)
Larry D. Seaton REM
1690 Gilbreath Rd
Mosheim TN 37818

Coy James Taylor (Dec.)
726 Candor Rd
Johnson City TN 37615

Unknown Heirs of Coy James Taylor
211 Bohannon Ave.
Greeneville, TN 37743

Jonathan D. Guerassio
1880 Sentelle Rd.
Greeneville, TN 37743

Timothy L. Everhart
705 Houston St
Morristown TN 37813

Lucille Gosnell
Doniece Ottinger
7609 Asheville Hwy
Greeneville TN 37743

Edward T. Hensley & Kimberly Ann Hensley
3454 Springhill Ave
Mobile AL 36608

Drexel Dunn (Dec.) & Helen Dunn
104 Armitage Drive
Greeneville, TN 37743

Janet Dunn
510 Otway Rd.
Greeneville, TN 37743

Jennifer Walker
317 Stubblefield Street
Whitesburg, TN 37891

BK/PG: 672A/2523-2542

21012717



20 PGS:AL-REPORT OF TAX SALE
HOLLY BATCH: 210562
11/24/2021 - 08:03:21 AM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 0.00
DP FEE 0.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 0.00

STATE OF TENNESSEE, GREENE COUNTY
JOY RADER NUNNALLY
REGISTER OF DEEDS

Kay Solomon Armstrong, Clerk & Master

Greene County Courthouse
101 S. Main Street; lower level
Greeneville, TN 37743

(423) 798-1742 or 1744 or 0010

www.greeneville.com/courtsale

<https://www.greenecountychancery.org>

2016-CV-112
2016-CV-113
2017-CV-147
2017-CV-149

JOY RADER NUNNALLY

RE: "REPORT OF TAX SALE"
Recorded in
REGISTER OF DEEDS
OFFICE

Register of Deeds
Greene County, TN

Payment Receipt
Batch# 210562

11/24/2021

RCVD OF: KAY ARMSTRONG

Inst # 21012717 08:03:21 AM

REPORT OF TAX SALE

Book: 672A Page: 2523

Document Total:

FILED	\$.00
AT 3:26 O'CLOCK PM	
NOV 24 2021	0.00
Kay Armstrong <i>KS</i>	

Batch Total:

To whom it may concern,

Mrs. Kay Armstrong came into the register of deeds office on 11/23/2021 and our office had already closed out we will put it on in the morning for her.

Joy Nunnally

Joy Nunnally

2016-CV-112
2016-CV-113
2017-CV-147
2017-CV-149

FILED
AT <u>4:32</u> O'CLOCK <i>PM</i>
RE: NOV 23 2021
TAX SALE REPORT <i>K</i>
<i>Kay Armstrong</i>
Reg. CLERK & MASTER
<i>of Deeds Office</i>