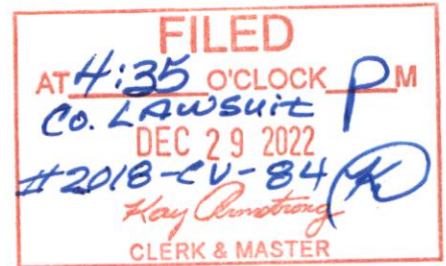


IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE,  
THIRD JUDICIAL DISTRICT, SITTING AT GREENEVILLE, TENNESSEE

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 #: 2018-CV-84 & 2018-CV-86

DELINQUENT REAL PROPERTY TAXPAYERS OF  
GREENE COUNTY AND THE TOWN  
OF GREENEVILLE, TENNESSEE FOR THE TAX YEARS 2016

[2018-CV-86  
CITY LAWSUIT] KJ  
Cam

- 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: Public online live bid auction, conducted pursuant to T.C.A. 67-5-2501(a)(1) & TCA 67-5-2410(d) and hosted by GovEase via the following website:  
<http://www.govease.com/auctions>

**December 29, 2022 (Thursday) at 10:00 a.m. EST,**  
with pre-bidding beginning on December 28, 2022 at 10:00 a.m. EST

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

In this cause the undersigned respectfully reports that she, pursuant to ORDER(S)/ JUDGMENT(S) pronounced herein, after advertising in the local newspaper, on the Court's websites, on the GovEase website, as well as posting signs on or near the subject parcels (where possible), and giving the legal notice required, with specific "announcements" posted on the GovEase website, proceeded (via an online auction company) on **December 29, 2022 beginning at 10:00 a.m. EST** to sell at public auction, which was conducted electronically via live bid auction\*, to the highest bidders, and subject to the right of the equity of redemption, the

reality/special interests mentioned and described in the subject filings and in said ORDER(S)/JUDGMENT(S).

Although thirty (30) days prior to this subject sale date of December 29, 2022, forty-one (41) parcels remained unpaid, just prior to the scheduled live online bidding that began at 10:00 a.m. EST), the attached list reflecting fourteen (14) parcels remained unpaid, all other tracts/parcels listed in the *Land Sale for Delinquent Taxes* (published in *The Greeneville Sun* on November 19, 2022) having been paid or, otherwise stricken from the subject sale pursuant to a Court ORDER, instruction of Greene County/Town of Greeneville, and/or an indication of bankruptcy, and/or upon the advice of Delinquent Property Tax Attorney William S. Nunnally.

\*TCA 67-5-2501(a)(1) states as follows: "The court shall order a sale of the land for cash, certified funds, cashier's check, money order, or automated clearing house transfer, as applicable. All sales are subject to the equity of redemption. **Such sale may be conducted electronically in lieu of public outcry.**"

Said sales were made for the purpose of satisfying the terms of ORDER(S)/JUDGMENT(S) for unpaid **2016** County and/or City real property taxes; the same being the amount of the taxes (inclusive of OTHER years' taxes, on the same realty, that have been turned over to the Clerk & Master by the Greene County Trustee and/or the Town of Greeneville (as of April 1, 2022), interest, fees, as well as certain publication costs, against the said respective tracts/parcels of land.

Sales were made for cash or check (via e-check or domestic wire transfer), with insufficient funds negating purchase, as well as subject to the equity of redemption. Pursuant to T.C.A. 67-5-2701(a), the subject redemption period has been determined by this Court in its ORDER (entered 11/22/2022) to be 180 days from the entry of the ORDER confirming this tax sale. The lands against which the said ORDER(S)/ JUDGMENT(S) have been entered are subject of a lien and were sold separately (at two-minute intervals with a 15 second re-set).

The following tracts/parcels of real estate were sold, "AS IS" without any warranty, with an initial bid being the amount of the property tax debt plus *The Greeneville Sun's* pro rata publication charge of \$63.33, as well as additional fees, as follows:

\*Pursuant to T.C.A. 8-21-401(b)(1)(F), for each parcel of property for which the judge issues an order to sell, there shall be a fee of one hundred dollars (\$100). [Said statutory clerk fee shall be turned over to the Greene County Trustee.]

\*Pursuant to the Court's ORDER (entered 5/26/2022), \$175 per parcel to GovEase with an additional \$100 per parcel fee for facilitation and collection of bidder payments.

Finally, purchasers are totally responsible for contacting the office of Delinquent Property Tax Attorney William S. Nunnally, Esquire (after the redemption period) to request a *Clerk & Master's Tax Deed*, with the said purchaser being obligated to pay the tax attorney for the preparation of same.

See attached "County Purchase Details" – Greene County document

**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 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., 2021 & 2022 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, 2023, resulting in a lawsuit and increased costs, i.e., additional fees, interest/penalties. ! KRM

\*\* 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 DELINQENT TAX ATTORNEY, IN THE EVENT OF REDEMPTION.

**REDEMPTION PERIOD**

*Tennessee Code Annotated*  
67-5-2701

**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 properly made, and if so, shall cause an order to be entered requiring the proposed redeemer to pay additional

**RE: REDEMPTION**

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

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 29<sup>th</sup> day of December, 2022.



**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 30 day of December, 2022:

William S. Nunnally, Esquire – hand delivered on 12/29/22  
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 – hand delivered on 12/29/22  
Greene County Attorney  
204 N. Cutler Street, Suite 120  
Greeneville, TN 37745

Kevin Morrison, Greene County Mayor – hand delivered on 12/29/22  
204 N. Cutler Street, Suite 206  
Greeneville, TN 37745

Nathan Holt, Greene County Trustee – hand delivered on 12/29/22  
204 N. Cutler Street, Suite 216  
Greeneville, TN 37745

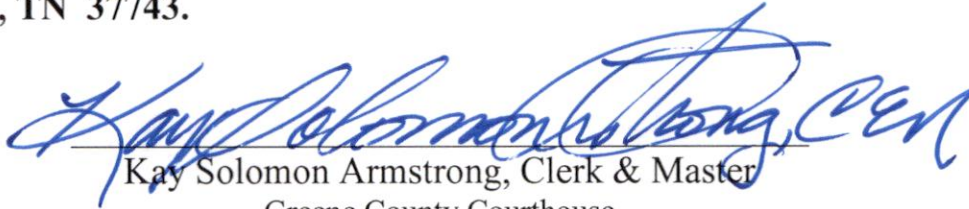
Ronald W. Woods, Esquire – hand delivered on 12/29/22  
MILLIGAN & COLEMAN  
City Attorney  
230 W. Depot Street  
Greeneville, TN 37743

**NOTICE [RE: Regarding OVERAGE / SURPLUS from 12/29/2022 Tax Sale]**

**TO:**

The subject 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.**



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](http://www.greeneville.com/courtsale)

<https://www.greenecountychancery.org>

**In addition to those officials listed above, this *REPORT* has been served on the following, via the U.S.P.S, on December 30, 2022:**

**BUYERS:**

1. Dialogue Holding Company  
77 Orchard Hill Road  
Fayetteville, TN 37334
2. TRC Logistix  
4170 Chuckey Pike  
Chuckey, TN 37641
3. Bethany Howland  
1140 Wilkerson Road  
Mosheim, TN 37818
4. Matthew Ricker  
375 Barren Road  
Chuckey, TN 37641
5. Don Beach  
415 Mortis Hollow Lane  
Afton, TN 37616
6. Derek Gibson  
1025 Asheville Hwy.  
Greeneville, TN 37743
7. Glenn Taylor  
3392 Circle 215  
Middleburg, FL 32068
8. Floki Five, LLC  
7022 Shallowford Road  
Chattanooga, TN 37421
9. John R. Carter  
819 W. Church Street  
Greeneville, TN 37743
10. Joseph Smelcer  
2335 Gilbreaeth Road  
Mosheim, TN 37818
11. Mary E. Taylor  
553 New Hope Road  
Greeneville, TN 37745

OWNERS:

Danny Bailey  
John Molder  
P O Box 235  
Telford, TN 37690

Ethel W. Bell  
c/o Sharon B. Ardila  
3806 Galenia Hills LP  
Round Rock, TX 78681

Alice Boyd  
3025 Old Asheville Hwy  
Greeneville, TN 37743

Don G. Carolus (Dec).  
Greg Carolus  
511 28th Ave S  
Grand Forks, ND 58201

Greg Carolus & Unknown Heirs of Don G. Carolus  
1850 S. Wesley Chapel Rd.  
Greeneville, TN 37743

Norman L. Collette  
Vernie Collette  
475 Mortis Hollow Ln  
Afton, TN 37616

Doris Cummings  
2016 Glenwood Dr  
Mosheim, TN 37818

Carla Gosnell  
Christopher Belt  
115 Clay Way  
Greeneville, TN 37745

Charles C. Heintz  
1125 Forest St  
Greeneville, TN 37743

Brian E. Hilton  
3325 Old Kentucky Rd W  
Mosheim, TN 37818

Porter Metcalf (Dec.)  
Jane H. Metcalf (Dec.)  
1805 Moore Ave  
Greeneville, TN 37745

Earl Metcalf, Sandra Berryhill & Sabrina Lee Metcalf,  
(Heirs of Jane Metcalf)  
1805 Moore Ave.  
Greeneville, TN 37745

Jay D. Mitchell  
Jerry D. Mitchell  
2995 Blue Springs Village Apt #210  
Greeneville, TN 37743

Orville Norton (Dec.)  
Peggy Norton (Dec.)  
325 Leonard St  
Greeneville, TN 37745

Rebecca Hurd, Fonda Cosby, Beatrice Bales, Mable Couch,  
Tabitha Estepp, Tommy Norton, Lloyd Norton &  
Don Norton (Heirs of Peggy Norton)  
325 Leonard Street  
Greeneville, TN 37743

Michael Joseph Ruggieri (Dec.)  
6165 Kingsport Hwy  
Afton TN 37616

Debra Ruggieri, Lisa Ruggieri Wyatt, Rick Ruggieri  
& Steven Ruggieri (Heirs)  
6165 Kingsport Hwy.  
Afton, TN 37616

Jane B. Sutherland  
Jeremy A. Sutherland  
175 Erwin Hwy  
Greeneville, TN 37745

Michael Glen Thomas  
290 Robinhood Trl  
Greeneville, TN 37743

### County Purchase Details - Greene County

**FILED**  
 AT 3:55 O'CLOCK PM  
 DEC 29 2022  
*Kay Armstrong*  
 CLERK & MASTER

Parcel Count: 14

PDF Generated: 12/29/2022 03:28:28 PM EST

Reporting Period: Current Auctions Only

Date Purchased	Unique #	Bidder ID	Name on Certificate	Buyer Address	City	State	Zip	Primary Owner	Parcel Number	Parcel Location	Face Value	Overbid Amount	Overbid %	Total
12/29/2022	3		Dialogue Holding Company LLC	77 Orchard Hill Road	Fayetteville	TN	37334	Bailey Danny John Molder	13-088 F -B -088 F -001.00- -000	E Andrew Johnson Hwy	\$6,875.16	\$35,000.00	509.08 %	\$41,875.16
12/29/2022	5		TRC Logistix	4170 Chuckey Pike	Chuckey	TN	37641	Bell Ethel W & Terry Butler	10-086 M -C -086 M -024.00- -000	805 N Main St	\$4,197.66	\$5,806.00	138.32 %	\$10,003.66
12/29/2022	6		Bethany Howland	1140 Wilkerson Road	Mosheim	TN	37818	Boyd Alice	23-061 - - 061 -019.00- -000	Wilkerson Rd	\$1,325.19	\$1,354.00	102.17 %	\$2,679.19
12/29/2022	8		matthew ricker	375 BARREN RD	CHUCKEY	TN	37641-5853	Carolus Don G	21-043 - - 043 -032.00- -000	1850 S Wesley Chapel Rd	\$1,790.41	\$8,519.00	475.81 %	\$10,309.41
12/29/2022	9		Don Beach	415 Mortis Hollow Lane	Afton	TN	37616	Collette Norman L Vernie	21-035 - - 035 -095.00- -000	475 Mortis Hollow Ln	\$2,229.66	\$12,800.00	574.08 %	\$15,029.66
12/29/2022	15		Derek Gibson	1025 asheville hwy	Greeneville	TN	37743	Gosnell Carla Christopher Belt	22-126 - - 126 -107.00- -000	Middle Creek Rd	\$1,081.61	\$8,919.00	824.60 %	\$10,000.61
12/29/2022	17		Glenn Taylor	3392 Cr 215	Middleburg	FL	32068	Heintz Charles C	15-057 - - 057 -042.03- -000	Off Cannon Rd	\$1,334.14	\$266.00	19.94 %	\$1,600.14
12/29/2022	19		FLOKI FIVE, LLC	7022 Shallowford Rd	Chattanooga	TN	37421	Hilton Brian E	09-133 - - 133 -059.13- -000	2260 Susong Memorial Rd	\$1,345.54	\$18,681.00	1,388.36 %	\$20,026.54
12/29/2022	29		John R Carter	819 W Church St	Greeneville	TN	37743	Metcalf Porter Jane H	10-087 M -B -087 M -032.00- -000	1805 Moore Ave	\$15,244.87	\$100,709.00	660.61 %	\$115,953.87
12/29/2022	30		Joseph Smelcer	2335 Gilbreath Rd	Mosheim	TN	37818	Mitchell Jay D Jerry D Mitchell	20-055 F -B -055 C -024.00- -000	Snapps Ferry Rd	\$1,787.74	\$8,255.00	461.76 %	\$10,042.74
12/29/2022	32		matthew ricker	375 BARREN RD	CHUCKEY	TN	37641-5853	Norton Orville & Peggy	10-098 C -E -098 C -032.00- -000	325 Leonard St	\$2,863.19	\$7,235.00	252.69 %	\$10,098.19
12/29/2022	33		TRC Logistix	4170 Chuckey Pike	Chuckey	TN	37641	Ruggieri Michael Joseph	20-055 - - 055 -012.01- -000	6165 Kingsport Hwy	\$2,975.77	\$6,655.00	223.64 %	\$9,630.77
12/29/2022	36		John R Carter	819 W Church St	Greeneville	TN	37743	Sutherland Jane B Jeremy A	14-064 - - 064 -044.04- -000	1411 Fairview Rd	\$1,719.19	\$15,050.00	875.41 %	\$16,769.19

## County Purchase Details - Greene County

Parcel Count: 14

PDF Generated: 12/29/2022 03:28:28 PM EST

Reporting Period: Current Auctions Only

Date Purchased	Unique #	Bidder ID	Name on Certificate	Buyer Address	City	State	Zip	Primary Owner	Parcel Number	Parcel Location	Face Value	Overbid Amount	Overbid %	Total
12/29/2022	40		Mary E Taylor	553 New Hope Rd	Greeneville	TN	37745	Thomas Michael Glen	02-174 P -A -174 I - 017.00- -000	Robinhood Trl	\$1,352.78	\$2,861.00	211.49 %	\$4,213.78
											\$46,122.91	\$232,110.00	503.24 %	\$278,232.91