

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

Civil Action / Docket #: 2019-CV-120 & 2019-CV-122

VS.

Civil Action / Docket #: 2020-CV-93 & 2020-CV-95

DELINQUENT REAL PROPERTY TAXPAYERS OF  
GREENE COUNTY AND THE TOWN  
OF GREENEVILLE, TENNESSEE FOR THE TAX YEARS **2017** and **2018**

- 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**

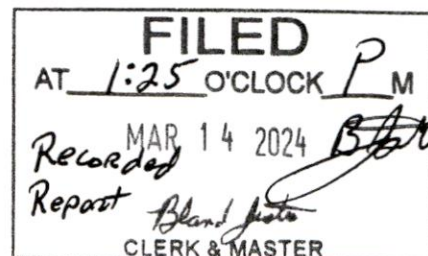
{RE: TAX SALE of March 12, 2024 (Tuesday) at 10:00 a.m.  
Greene County Courthouse – IN THE CHANCERY COURTROOM  
101 S. Main St. in Greeneville, Tennessee}

THE TAX YEAR 2017 {Civil Action #s 2019-CV-120 & 2019-CV-122} and  
THE TAX YEAR 2018 {Civil Action #s 2020-CV-93 & 2020-CV-95}

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

In these causes, the undersigned respectfully reports that he, pursuant to ORDER(S)/JUDGMENT(S) pronounced herein, after advertising and giving the notice required, proceeded on **March 12, 2024 just after 10:00 a.m.**, in the Chancery Courtroom 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).

1



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 December 11, 2023), to be one (1) year 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)/JUDGMENT(S) for unpaid **2017 and 2018** 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, 2023), 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 or his agent, 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 \$40.45, 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.**

**2017 Delinquent Taxpayers List:**

Current Owner(s): Bayou Development, LLC  
Property Address: Kiser Blvd  
Tax Parcel: Civil Dist.: 13, Map: 87, Parcel: 108.07  
Deed Reference: Deed Book: 139A, p. 1713  
Total: **\$1085.02** [+ \$ Publication Costs]

**SOLD TO: Patricia Sue Thornton for \$6,000**

Current Owner(s): ~~\_\_\_\_\_~~ Doris Cummings  
Property Address: ~~\_\_\_\_\_~~ 2016 Glenwood Dr  
Tax Parcel: ~~\_\_\_\_\_~~ Civil Dist.: 25, Map: 108, Parcel: 39.08  
Deed Reference: ~~\_\_\_\_\_~~ Deed Book: 457, p. 336  
Total: ~~\_\_\_\_\_~~ **\$1,661.91** [+ \$ Publication Costs] **PAID**

Current Owner(s): ~~\_\_\_\_\_~~ Dale McAmis & Christine McAmis  
Property Address: ~~\_\_\_\_\_~~ 131 Doty Ln  
Tax Parcel: ~~\_\_\_\_\_~~ Civil Dist.: 10, Map: 087H, Gr. A, Parcel: 10.00  
Deed Reference: ~~\_\_\_\_\_~~ Deed Book: 516A, p. 1563  
Total: ~~\_\_\_\_\_~~ **\$12,399.47** [+ \$ Publication Costs] **PAID**

Current Owner(s): Danny Melton  
Property Address: 937 Oak Hills Rd  
Tax Parcel: Civil Dist.: 7, Map: 51, Parcel: 28.03  
Deed Reference: Deed Book: 576A, p. 1219  
Total: **\$502.95** [+ \$ Publication Costs] PAID

Current Owner(s): Danny Melton  
Property Address: Oak Hills Rd  
Tax Parcel: Civil Dist.: 7, Map: 51, Parcel: 28.04  
Deed Reference: Deed Book: 576A, p. 1219  
Total: **\$530.03** [+ \$ Publication Costs] PAID

Current Owner(s): Christy Gray Ottinger  
Property Address: 833 Gray Rd  
Tax Parcel: Civil Dist.: 9, Map: 145, Parcel: 41.29  
Deed Reference: Deed Book: 443, p. 782  
Total: **\$1115.10** [+ \$ Publication Costs]

Current Owner(s): Joe Rohrer & Judy Rohrer (Dec.)  
Property Address: Ball Rd  
Tax Parcel: Civil Dist.: 13, Map: 88, Parcel: 26.00  
Deed Reference: Deed Book: 268, p. 412  
Total: **\$588.41** [+ \$ Publication Costs]

#### 2018 Delinquent Taxpayers List

Current Owner(s): Billie Miser (Heir of Goldie Adams)  
Former Owner(s): Goldie Adams (Dec.)  
Property Address: 145 Country Ln  
Tax Parcel: Civil Dist. 20, Map: 064E, Gr. A, Parcel: 4.01  
Deed Reference: Deed Book: 327, p. 319  
Total: **\$2,807.95** [+ \$ Publication Costs]

**SOLD TO: Danny Price / "Assetsix, LLC" for \$31,000**

Current Owner(s): Mrs. Lee Charlton, % Jerry Charlton  
Property Address: 895 Oss Williams Rd  
Tax Parcel: Civil Dist. 17, Map: 21, Gr. , Parcel: 31  
Deed Reference: Deed Book: 415, p. 74  
Total: **\$2,933.59** [+ \$ Publication Costs]

**SOLD TO: Marvin Kale Ferguson for \$100,000**

Current Owner(s): Michael N. Crum & Linda Gail Crum  
Property Address: 317 N Loretta St  
Tax Parcel: Civil Dist. 10, Map: 98D, Gr. H, Parcel: 21  
Deed Reference: Deed Book: 438, p. 528  
Total: **\$2,065.40** [+ \$ Publication Costs]

**SOLD TO: Patricia Sue Thornton for \$5,700**

Current Owner(s): Michael N. Crum (Dec.) & Linda Gail Crum  
Property Address: 315 N Loretta St  
Tax Parcel: Civil Dist. 10, Map: 98D, Gr. H, Parcel: 22  
Deed Reference: Deed Book: 144A, p. 1004  
Total: **\$2,059.55** [+ \$ Publication Costs]

**SOLD TO: Patricia Sue Thornton for \$5,200**

Current Owner(s): ~~Harold R. Daniels & Linda L. Daniels~~  
Property Address: ~~8539 Blue Springs Pkwy~~  
Tax Parcel: ~~Civil Dist. 23, Map: 83, Gr., Parcel: 38~~  
Deed Reference: ~~Deed Book: 459, p. 833~~  
Total: ~~\$2,353.68~~ [+ \$ ~~Publication Costs~~] **PAID**

Current Owner(s): ~~Jeffrey Dixon, Samuel Dixon & Marie Bradford~~  
Property Address: ~~Bandy Rd~~  
Tax Parcel: ~~Civil Dist.: 8, Map: 110, Parcel: 2.11~~  
Deed Reference: ~~Deed Book: 442, p. 147~~  
Total: ~~\$1,441.89~~ [+ \$ ~~Publication Costs~~] **PAID**

Current Owner(s): ~~David Gregg, % Brenda Gregg, First Tn Dev. Dist.~~  
Property Address: ~~3105 Milburnton Rd~~  
Tax Parcel: ~~Civil Dist. 15, Map: 30, Gr., Parcel: 20.02~~  
Deed Reference: ~~Deed Book: 451, p. 580~~  
Total: ~~\$1,558.51~~ [+ \$ ~~Publication Costs~~]

Current Owner(s): ~~Mark Harmon & Pamela Bailey Harmon~~  
Property Address: ~~921 Bailey St~~  
Tax Parcel: ~~Civil Dist. 11, Map: 18K, Gr. B, Parcel: 5~~  
Deed Reference: ~~Deed Book: 429A, p. 2099~~  
Total: ~~\$3,659.51~~ [+ \$ ~~Publication Costs~~] **PAID**

Current Owner(s): Billie Jo Hensley  
Property Address: 6220 Mt Carmel Rd  
Tax Parcel: Civil Dist. 7, Map: 41, Gr. , Parcel: 28.22  
Deed Reference: Deed Book: 568A, p. 1232  
Total: **\$1,478.56** [+ \$ Publication Costs]

**SOLD TO: Patricia Sue Thornton for \$30,000**

Current Owner(s): James E. Hope  
Property Address: 143 Taylor Ln  
Tax Parcel: Civil Dist. 10, Map: 87, Gr. , Parcel: 74  
Deed Reference: Deed Book: 471A, p. 722  
Total: **\$2,051.44** [+ \$ Publication Costs]

**SOLD TO: John Anderson Loven for \$10,000**

Current Owner(s): W. J. Kelley, % Hubert Gunter  
Property Address: Kelley Gap Rd  
Tax Parcel: Civil Dist. 2, Map: 167, Gr. , Parcel: 13  
Deed Reference: Deed Book: 414A, p. 2516  
Total: **\$2,605.51** [+ \$ Publication Costs]

**SOLD TO: Danny Price / "Assetsix, LLC" for \$60,500**

Current Owner(s): James C. Luttrell  
Property Address: 304 N Highland Ave  
Tax Parcel: Civil Dist. 10, Map: 98D, Gr. H, Parcel: 30  
Deed Reference: Deed Book: 352, p. 225  
Total: **\$3,677.62** [+ \$ Publication Costs]

**SOLD TO: Danny Price / "Assetsix, LLC" for \$51,000**

~~Current Owner(s): Clifton Mullinax  
Property Address: Middle Creek Rd  
Tax Parcel: Civil Dist. 22, Map: 113, Gr. , Parcel: 92.07  
Deed Reference: Deed Book: 486A, p. 1009  
Total: \$1,335.15 [+ \$ Publication Costs]~~

~~Current Owner(s): Mike Palmer  
Property Address: 53 Price Rd  
Tax Parcel: Civil Dist. 15, Map: 67, Gr. , Parcel: 21.06  
Deed Reference: Deed Book: 437, p. 330  
Total: \$2,256.51 [+ \$ Publication Costs] PAID~~

~~Current Owner(s): Roger Dale Phillips (Dec.) & Connie Dawson Phillips  
Property Address: 1340 Ryan Rd  
Tax Parcel: Civil Dist. 17, Map: 5, Gr. , Parcel: 12  
Deed Reference: Deed Book: 402, p. 173  
Total: \$2,954.51 [+ \$ Publication Costs]~~

**At the beginning of the sale, Bill Nunnally, Esq. announced that the above referenced parcel would be sold as a part of today's Sale (March 12, 2024).**

**SOLD TO: John Joseph Zwirzina, III for \$31,000**

Current Owner(s): Thomas E. & Anna Belle Ragan (Dec.), % Donald Lowery  
Property Address: 755 Brown Springs Rd  
Tax Parcel: Civil Dist. 23, Map: 72, Gr. , Parcel: 39  
Deed Reference: Deed Book: 182, p. 402  
Total: **\$1,956.39** [+ \$ Publication Costs]

**SOLD TO: J. W. Church for \$40,000**

~~Current Owner(s): Byron Snipes  
Property Address: Whirlwind Rd  
Tax Parcel: Civil Dist. 9, Map: 122, Gr. , Parcel: 71.01  
Deed Reference: Deed Book: 571A, p. 873  
Total: \$1,432.87 [+ \$ Publication Costs] PAID~~

Current Owner(s): David L. Wilhoit  
Property Address: 118 Hardin St  
Tax Parcel: Civil Dist. 10, Map: 98D, Gr. D, Parcel: 12  
Deed Reference: Deed Book: 445, p. 628  
Total: \$3,575.81 [+ \$ Publication Costs]

Current Owner(s): David L. Wilhoit  
Property Address: Lincoln Dr  
Tax Parcel: Civil Dist. 10, Map: 110, Gr. , Parcel: 66.01  
Deed Reference: Deed Book: 390, p. 326  
Total: \$3,264.00 [+ \$ Publication Costs]

Current Owner(s): Wilmer Wilhoit & David L. Wilhoit  
Property Address: 1031 Asheville Hwy  
Tax Parcel: Civil Dist. 10, Map: 1100, Gr. B, Parcel: 2  
Deed Reference: Deed Book: 13A, p. 879  
Total: \$14,515.38 [+ \$ Publication Costs]

Current Owner(s): S. L. Williams, % J.P. Williams  
Property Address: Horse Creek Rd  
Tax Parcel: Civil Dist. 1, Map: 138, Gr. , Parcel: 4  
Deed Reference: Deed Book: 522A, p. 2390  
Total: \$698.69 [+ \$ Publication Costs]

**NO SALE: TAXES PAID ON MARCH 12, 2024 BEFORE THE SALE BEGAN**

**2018 City Taxpayer(s):**

Current Owner(s): Warren L. Snead, c/o Luanne Kilday Malone  
Property Address: Brentwood Drive  
Tax Parcel: Civil Dist. 10, Map: 990, Gr. G , Parcel: 16.00  
Deed Reference: Deed Book: 539A, p. 732  
Total: \$1,338.16 [+ \$ Publication Costs]

**SOLD TO: Lindsey Cutshaw for \$8,000**

**2017 & 2018 Delinquent Taxpayers List:**

Current Owner(s): Allen Petroleum Co., c/o Carol Allen  
Property Address: 1014 W Main St  
Tax Parcel: Civil Dist.: 10, Map: 0980, Gr. B, Parcel: 31.00  
Deed Reference: Deed Book: 349, p. 744  
Total: \$37,635.28 [+ \$ Publication Costs]

**SOLD TO: Danny Price / "Assetsix, LLC" for \$140,000**

Current Owner(s): Allen Benton, (Heir of Velma Jean Benton)  
Former Owner(s): Velma Jean Benton (Dec.)  
Property Address: 16 Persimmon Ln  
Tax Parcel: Civil Dist. 11, Map 027, Gr. , Parcel: 2.01  
Deed Reference: Deed Book: 341, p. 9  
Total: \$6,656.47 [+ \$ Publication Costs]

**SOLD TO: Danny Price / "Assetsix, LLC" for \$130,000**

Current Owner(s): Robin L Cutshall & Sarah L. Cutshall  
Property Address: 3105 Sunnydale Rd  
Tax Parcel: Civil Dist.: 2, Map: 147, Parcel: 76.00  
Deed Reference: Deed Book: 508A, p. 1644  
Total: **\$2,100.37** [+ \$ Publication Costs] PAID

Current Owner(s): Sarah Cutshall & Robin Lee Cutshall  
Property Address: 3165 Sunnydale Rd  
Tax Parcel: Civil Dist.: 2, Map: 147, Parcel: 76.01  
Deed Reference: Deed Book: 407, p. 548  
Total: **\$1,947.72** [+ \$ Publication Costs] PAID

Current Owner(s): Brandy Cutshaw, Richard Timothy Cutshaw, Zachary Wyatt Collin Cutshaw, Robert Morris Cutshaw, Melissa Cutshaw Nicholas, Mandy Cutshaw Withers, Melinda Margaret Cutshaw, Jesse James Cutshaw, Shari Cutshaw Brendle, Kellie Cutshaw Vanek (Heirs of Beatrice Cutshaw)

Former Owner(s): Beatrice Cutshaw (Dec)  
Property Address: 10314 Asheville Hwy  
Tax Parcel: Civil Dist.: 18, Map: 173, Parcel: 27.02  
Deed Reference: Deed Book: 44A, p. 674  
Total: **\$3,640.36** [+ \$ Publication Costs]

**SOLD TO: Matthew Robert Cupka / "BluePeak Ventures, LLC" for \$9,000**

Current Owner(s): Unknown Heirs of Larry James Cutshaw, Unknown Heirs of Margaret Eaton, Johnny Mathes, Ryan Holt, Chris Pursley, Alan Pursley, Rhonda Collins, Teresa Langlois, Connie Budjinski, Anna Mitchell

Former Owner(s): Larry James Cutshaw (Dec)  
Property Address: 1713 Lafayette St  
Tax Parcel: Civil Dist.: 10, Map: 87N, Gr. A, Parcel: 9.00  
Deed Reference: Deed Book: 508A, p. 2599  
Total: **\$11,809.13** [+ \$ Publication Costs]

**SOLD TO: Matthew Robert Cupka / "BluePeak Ventures, LLC" for \$102,000**

Current Owner(s): Steve L. Cutshaw  
Property Address: 10376 Asheville Hwy  
Tax Parcel: Civil Dist.: 18, Map: 173, Parcel: 27.01  
Deed Reference: Deed Book: 511A, p. 860  
Total: **\$3,356.63** [+ \$ Publication Costs]

**SOLD TO: Derek Davis Gibson for \$33,000**

Current Owner(s): Dale Cyr & Gene Perryman  
Property Address: 305 Chandler Cir  
Tax Parcel: Civil Dist.: 2, Map: 174, Parcel: 20.02  
Deed Reference: Deed Book: 433A, p. 889  
Total: **\$1,879.06** [+ \$ Publication Costs]

**SOLD TO: Richard Wesley Foshie for \$7,500**

Current Owner(s): Michael C Gardner & Susan R Gardner  
Property Address: Old Baileyton Rd  
Tax Parcel: Civil Dist.: 21, Map: 35, Parcel: 66.01  
Deed Reference: Deed Book: 162A, p. 848  
Total: **\$1,968.61** [+ \$ Publication Costs]

**SOLD TO: John R. Carter for \$7,500**

~~Current Owner(s): Mark Harmon & Pamela Bailey  
Property Address: Northwood Ln  
Tax Parcel: Civil Dist.: 11, Map: 18K, Gr. B, Parcel: 2.01  
Deed Reference: Deed Book: 429A, p. 2101  
Total: **\$1,654.12** [+ \$ Publication Costs] PAID~~

~~Current Owner(s): Mark Harmon & Pamela Bailey  
Property Address: Bailey St  
Tax Parcel: Civil Dist.: 11, Map: 18K, Gr. B, Parcel: 6.00  
Deed Reference: Deed Book: 429A, p. 2101  
Total: **\$2,171.20** [+ \$ Publication Costs] PAID~~

Current Owner(s): Stella Coakley (Dec.), Shirley Carroll (Dec.), & Linda Gay Johnson & Unknown Heirs of Ada B. Holland  
Former Owners: Ada B. Holland (Dec), % Stella Coakley  
Property Address: 620 Pates Hill Rd  
Tax Parcel: Civil Dist.: 5, Map: 131, Parcel: 14.13  
Deed Reference: Deed Book: 428, p. 772  
Total: **\$3,223.38** [+ \$ Publication Costs]

**SOLD TO: Eric Anthony Hall for \$20,000**

Current Owner(s): Tracy Gass, & Kathy (Gass) Lefsky  
Former Owner(s): Industrial Land Brokers & James Earl Gass (Dec.)  
Property Address: Off Sleepy Hill  
Tax Parcel: Civil Dist.: 8, Map: 86, Parcel: 88.02  
Deed Reference: Deed Book: 442, p. 185  
Total: **\$2,273.56** [+ \$ Publication Costs]

**SOLD TO: Rocky D. Luster for \$3,600**

Current Owner(s): Sherry Henry & Connie Carr (Heirs of Betty Lamb), Kathy Felton, Willard Tesnear, Jr., Gary Tesnear & Vickie Felton (Heirs of Willard Tesnear)  
Former Owner(s): Betty Lamb (Dec.) & Willard Tesnear (Dec.), c/o Johnny Lamb  
Property Address: 404 Banks St  
Tax Parcel: Civil Dist.: 10, Map: 98C, Gr. D, Parcel: 39.01  
Deed Reference: Deed Book: 26A, p. 99  
Total: **\$4,180.40** [+ \$ Publication Costs]

**SOLD TO: Nathan R. Fuller for \$10,000**



Current Owner(s): Jennifer Maupin  
Property Address: Oss Williams Rd  
Tax Parcel: Civil Dist.: 17, Map: 21, Parcel: 65.36  
Deed Reference: Deed Book: 434A, p. 2433  
Total: **\$1,603.04** [+ \$ Publication Costs]

**SOLD TO: Zack W. Adams for \$11,000**

Current Owner(s): ~~John D. Melton & Kimberly Melton~~  
Property Address: ~~140 Debusk Rd~~  
Tax Parcel: ~~Civil Dist.: 9, Map: 122I, Gr. B, Parcel: 14.00~~  
Deed Reference: ~~Deed Book: 442A, p. 1251~~  
Total: ~~**\$3,530.50** [+ \$ Publication Costs]~~ **PAID**

Current Owner(s): June Linda Puckett & Beth Ann Davis  
Property Address: Dulaney Rd  
Tax Parcel: Civil Dist.: 25, Map: 108C, Gr. A, Parcel: 16.00  
Deed Reference: Deed Book: 236A, p. 847  
Total: **\$2,032.82** [+ \$ Publication Costs]

**SOLD TO: Holly Noel DiFabio for \$6,800**

Current Owner(s): Norman Shelton & Susie Shelton  
Property Address: 560 Main St  
Tax Parcel: Civil Dist.: 23, Map: 84H, Gr. C, Parcel: 11.00  
Deed Reference: Deed Book: 215, p. 267  
Total: **\$2,592.50** [+ \$ Publication Costs]

**SOLD TO: J. W. Church for \$40,000**

Current Owner(s): Southeastern Ind Equip Bro., % Earl Gass  
Property Address: Blue Springs Pkwy  
Tax Parcel: Civil Dist.: 8, Map: 86, Parcel: 88.00  
Deed Reference: Deed Book: 442, p. 181  
Total: **\$4,370.20** [+ \$ Publication Costs]

**SOLD TO: Rocky D. Luster for \$61,000**

Current Owner(s): James Leon Staples  
Property Address: Floral St  
Tax Parcel: Civil Dist.: 10, Map: 98K, Gr. B, Parcel: 22.01  
Deed Reference: Deed Book: 76, p. 533  
Total: **\$9,559.48** [+ \$ Publication Costs]

**INITIALLY, THERE WAS NO BID ON THIS PARCEL AND TAX ATTORNEY WILLIAM NUNNALLY, ESQ. ANNOUNCED THAT THIS PARCEL WOULD BE DEFAULTED TO THE TOWN OF GREENEVILLE. AT THE CONCLUSION OF THE SALE AFTER THE LAST PARCEL WAS SOLD, MS. KATRINA A. ROGERS AND MR. NUNNALLY HAD A CONVERSATION, AND MR. NUNNALLY REPORTED TO ME THAT MS. ROGERS WAS GOING TO PURCHASE THIS PARCEL FOR \$9,599.93, WHICH WOULD HAVE BEEN THE REQUIRED MINIMUM OPENING BID TO PURCHASE THIS PROPERTY AT THE BEGINNING OF THE SALE.**

**SOLD TO: Katrina A. Rogers for \$9,599.93**

Current Owner(s): Howard J. Strahan  
Property Address: Bolton Rd  
Tax Parcel: Civil Dist.: 13, Map: 75, Parcel: 85.01, SI 001  
Deed Reference: Deed Book: 426A, p. 2500  
Total: **\$2,769.62** [+ \$ Publication Costs]

Current Owner(s): Robert D. Tanner, Sonja Tanner & Casey Tanner  
Property Address: 230 Fellers Cove Rd  
Tax Parcel: Civil Dist.: 23, Map: 72I, Gr. A, Parcel: 7.00  
Deed Reference: Deed Book: 455A, p. 160  
Total: **\$5,813.95** [+ \$ Publication Costs] PAID

Current Owner(s): Robert D. Tanner, Sonja Tanner & Casey R. Tanner  
Property Address: Fellers Cove Rd  
Tax Parcel: Civil Dist.: 23, Map: 72I, Gr. A, Parcel: 8.00  
Deed Reference: Deed Book: 455A, p. 160  
Total: **\$2,011.96** [+ \$ Publication Costs] PAID

Current Owner(s): Harry David Thompson & Rebecca Sarah Thompson (Heirs of Harry D. Thompson Jr)  
Former Owner(s): Harry D Thompson, Jr (Dec)  
Property Address: 255 Hopson Rd  
Tax Parcel: Civil Dist.: 15, Map: 30, Parcel: 1.00  
Deed Reference: Deed Book: 425, p. 789  
Total: **\$9,531.01** [+ \$ Publication Costs] PAID

Current Owner(s): Ronald Turner & Lorene Turner  
Property Address: Marvin Rd  
Tax Parcel: Civil Dist.: 7, Map: 50, Parcel: 89.03  
Deed Reference: Deed Book: 136A, p. 822  
Total: **\$1,975.26** [+ \$ Publication Costs]

**SOLD TO: Robert Eugene Brownlow, Jr. for \$4,500**

Current Owner(s): Rex Wilhoit & Tina Wilhoit  
Property Address: Cosley Ln  
Tax Parcel: Civil Dist.: 24, Map: 111, Parcel: 108.01  
Deed Reference: Deed Book: 576A, p. 2452  
Total: **\$2,388.05** [+ \$ Publication Costs] PAID

**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., 2022 & 2023 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 2022 delinquent property taxes will be turned over to the Clerk & Master on or about April 1, 2024, 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.

**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 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.

**RE: REDEMPTION**

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

All of which is respectfully submitted this the 14<sup>th</sup> day of March, 2024.



**BLAND JUSTIS**

CLERK & MASTER for GREENE COUNTY

Greene County Courthouse

101 S. Main Street; lower level

(423) 798-1742 or 1744 or 0010

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 14<sup>th</sup> day of March, 2024:

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

**BUYERS on March 12, 2024:**

Nathan R. Fuller  
124 Mulberry Bend Road  
Jonesborough, TN 37659

Derek Davis Gibson  
140 Unaka Drive  
Mosheim, TN 37818

Rocky D. Luster  
471 Briarbend Lane  
Greeneville, TN 37743

AssetSix, LLC  
c/o Danny Price  
1779 Kirby Parkway, Ste. 10325  
Memphis, TN 38138

J.W. Church  
1340 Raders Sidetrack Road  
Greeneville, TN 37743

John J. Zwirzina, III  
876 Frank Road  
West Chester, PA 19380

Marvin Kale Ferguson  
190 Browning Road  
Telford, TN 37690

Richard Wesley Foshie, Jr.  
1001 Shipley Road  
Greeneville, TN 37743

Zack W. Adams  
P.O. Box 5875  
Johnson City, TN 37602

John Anderson Loven  
117 Watercress Drive  
Greeneville, TN 37745

Holly Noel DiFabio  
13206 Hudson Avenue  
Hudson, FL 34669

Bluepeak Ventures LLC  
c/o Matthew Robert Cupka  
2435 Freshour Hollow Road  
Parrottsville, TN 37843

John R. Carter  
402 Hermitage Drive  
Greeneville, TN 37745

Patricia Sue Thornton  
164 Fox Glen Road  
Chuckey, TN 37641

Katrina A. Rogers  
319 Floral Street  
Greeneville, TN 37743

Eric Anthony Hall  
1810 Whitehouse Road  
Greeneville, TN 37745

Lindsey Cutshaw  
218 N. Main Street  
Greeneville, TN 37745

Robert Eugene Brownlow, Jr.  
105 Longview Drive  
Greeneville, TN 37745

**NOTICE [RE: Regarding OVERAGE / SURPLUS from 03/12/2024 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.**

Hereinbelow provided by office of Delinquent Property Tax Attorney.

Allen Petroleum Co  
c/o Carol Allen  
170 Cottontail Lane  
Afton, TN 37616

Cyr, Dale  
Gene Perryman  
3244 Northwest 100th St  
Ocala FL 34475

Adams, Goldie  
% Billie Miser  
1600 Graysburg Hills Rd  
Chuckey, TN 37641

Gardner, Michael C  
Susan R Gardner  
2820 Doty Chapel Rd  
Afton, TN 37616

Bayou Development LLC  
919 Jefferson St  
Greeneville, TN 37745

Holland, Ada B (Dec.)  
% Stella Coakley (Dec)  
875 Pates Hill Rd  
Mosheim, TN 37818

Benton, Velma Jean (Dec.)  
16 Persimmon Ln  
Greeneville, TN 37745

Industrial Land Brokers  
James Earl Gass (Dec.)  
217 Thornwood Dr  
Greeneville, TN 37743

Cutshaw, Beatrice (Dec)  
2909 Sunnydale Rd  
Greeneville, TN 37743

Lamb, Betty (Dec.)  
Willard Tesnear (Dec.)  
404 Banks St  
Greeneville, TN 37745

Cutshaw, Larry (Dec)  
1713 Layfayette Dr  
Greeneville, TN 37745

Maupin, Jennifer  
3017 Hwy 81 N  
Fall Branch, TN 37656

Cutshaw, Steve L  
2909 Sunnydale Rd  
Greeneville, TN 37743

Puckett, June Linda  
Beth Ann Davis  
6214 Algard St  
Philadelphia, PA 19135

Shelton, Norman  
Susie Shelton, c/o David Gregory  
1350 Main Street  
Mosheim, TN 37818

Southeastern Ind Equip Bro  
% Earl Gass  
217 Thornwood Dr  
Greeneville, TN 37743

Staples, James Leon  
18601 Pennington Dr.  
Detroit, MI 48221

Turner, Ronald  
Lorene Turner  
2115 Marvin Rd  
Mosheim, TN 37818



**NEW OWNER(S):**

Allen Benton  
(Heir of Velma Jean Benton)  
16 Persimmon Ln  
Greeneville, TN 37743

Brandy Cutshaw  
(Heir of Beatrice Cutshaw)  
10314 Asheville Hwy.  
Greeneville, TN 37743

Richard Timothy Cutshaw  
(Heir of Beatrice Cutshaw)  
4909 Greystone Lane  
Maiden, NC 28650

Mandy Cutshaw Withers  
(Heir of Beatrice Cutshaw)  
489 Galaxy Drive  
Garner, NC 27529

Melinda Margaret Cutshaw  
(Heir of Beatrice Cutshaw)  
3055 Mach Ballard Rd.  
Maiden, NC 28650

Jesse James Cutshaw  
(Heir of Beatrice Cutshaw)  
636 Amity Church Rd.  
Iron Station, NC 28080

Shari Cutshaw Brendle  
(Heir of Beatrice Cutshaw)  
7919 Red Lantern Rd.  
Indian Trail, NC 28079

Kellie Cutshaw Vanek  
(Heir of Beatrice Cutshaw)  
1401 Brittany Wood Drive  
Willow Springs, NC 27592

Unknown Heirs of Larry James Cutshaw  
17 13 Lafayette Street  
Greeneville, TN 37743

Margaret Eaton (Dec.)  
& the Unknown Heirs of Margaret Eaton  
1713 Lafayette Street  
Greeneville, TN 37743

Zachary Wyatt Collin Cutshaw  
(Heir of Beatrice Cutshaw)  
2917 Compton Court,NW  
Concord, NC 28017

Robert Morris Cutshaw  
(Heir of Beatrice Cutshaw)  
501 McLean Street  
Lowell, NC 28098

Melissa Cutshaw Nichols  
(Heir of Beatrice Cutshaw)  
5204 Green Rd.  
Stanley, NC 28164

Johnny Mathes  
(Heir of Larry Cutshaw)  
1713 Lafayette Street  
Greeneville, TN 37743

Ryan Holt  
(Heir of Larry Cutshaw)  
1713 Lafayette Street  
Greeneville, TN 37743

Rhonda Collins  
(Heir of Larry Cutshaw)  
1713 Lafayette Street  
Greeneville, TN 37743

Teresa Langlois  
(Heir of Larry Cutshaw)  
1713 Lafayette Street  
Greeneville, TN 37743

Connie Budjinski  
(Heir of Larry Cutshaw)  
1713 Lafayette Street  
Greeneville, TN 37743

Anna Mitchell  
(Heir of Larry Cutshaw)  
1713 Lafayette Street  
Greeneville, TN 37743

Alan Pursley  
(Heir of Larry Cutshaw)  
4410 Pates Hill Rd  
Mosheim, TN 37818

Chris Pursley  
(Heir of Larry Cutshaw)  
1713 Lafayette Street  
Greeneville, TN 37743

Shirley Carroll (Dec) &  
Unknown Heirs of Shirley Carroll  
620 Pates Hill Rd  
Mosheim, TN 37818

Linda Gay Johnson (Dec) &  
Unknown Heirs of Linda Gay Johnson  
620 Pates Hill Rd  
Mosheim, TN 37818

Tracy Gass  
217 Thornwood Dr  
Greeneville, TN 37743

Kathy (Gass) Lefsky  
217 Thornwood Dr  
Greeneville, TN 37743

Known & Unknown Heirs of Betty Lamb  
404 Banks Street  
Greeneville, TN 37743

Known & Unknown Heirs of Willard Tesnear  
404 Banks Street  
Greeneville, Tn 37743

Deborah Ann Smith  
(Heir of Betty Lamb)  
404 Banks Street  
Greeneville, TN 37745

Brittany Sue Lamb  
(Heir of Betty Lamb)  
404 Banks Street  
Greeneville, TN 37745

Jerry Dean Tesnear  
(Heir of Willard Tesnear)  
404 Banks Street  
Greeneville, TN 37745

Kathy Felton  
3540 Middle Creek Rd  
Afton, TN 37616

Kathy Felton  
20968 Township Rd 282  
Coshocton, OH 43812

Vickie Felton  
404 Banks Street  
Greeneville, TN 37745

Willard Tesnear, Jr.  
3550 Middle Creek Rd  
Afton, TN 37616

Gary Tesnear  
107 Patton May Rd  
Telford, TN 37690

Unknown Heirs of Norman & Susie Shelton  
560 Main Street  
Mosheim, TN 37818

Betty Gregory (Dec)  
1350 Main Street  
Mosheim, TN 37818

Unknown Heirs of Betty Gregory  
1350 Main Street  
Mosheim, TN 37818

RECEIVED OF Bland Justis  
 CHECK CASH PATRON  
 MAIL FILE

Louise Sparks  
 560 Main Street  
 Mosheim, TN 37818

Jeanetta Dean  
 1858 Old Baileyton Rd  
 Greeneville, TN 37745

Lawrence Shelton (Dec)  
 560 Main Street  
 Mosheim, TN 37818

Jennifer Maupin  
 3017 Hwy 81 N  
 Fall Branch, TN 37656

Unknown Heirs of Lawrence Shelton  
 560 Main Street  
 Mosheim, TN 37818

Roger Dale Phillips (Dec.) & Connie Dawson  
 P O Box 292  
 Fall Branch, TN 37656

Mrs. Lee Charlton, % Jerry Charlton  
 593 Highway 93  
 Fall Branch, TN 37656

Thomas E. & Anna Belle Ragan (Dec.)  
 % Donald Lowery  
 3215 Brown Springs Rd.  
 Greeneville, TN 37743

Michael N. Crum (Dec.)  
 & Linda Gail Crum  
 1000 N Heritage Rd  
 Chuckey, TN 37641

Unknown Heirs of Goldie Adams (Dec)  
 145 Country Ln  
 Chuckey, TN 37641

Billie Jo Hensley  
 6220 Mt Carmel Rd  
 Bulls Gap, TN 37711

Unknown Heirs of Velma Benton (Dec)  
 16 Persimmon Lane  
 Greeneville, TN 37745

James E. Hope  
 85 Clay Way  
 Greeneville, TN 37745

Unknown Heirs of Ada Holland (Dec)  
 620 Pates Hill Rd  
 Mosheim, TN 37818

W. J. Kelley, % Hubert Gunter  
 2065 Kelley Gap Rd  
 Greeneville, TN 37743

Warren Snead  
 % Luanne Kilday Malone  
 1830 Jim Fox Rd  
 Greeneville, TN 37743

James C. Luttrell  
 304 Highland Ave  
 Greeneville, TN 37743

*Bland Justis*

Bland Justis, Clerk & Master  
 Greene County Courthouse  
 101 S. Main Street; lower level  
 Greeneville, TN 37743

[www.greeneville.com/courtsale](http://www.greeneville.com/courtsale)  
<https://www.greencountychancery.org>

BK/PG: 721A/111-129  
 24002262



19 PGS.AL-REPORT OF TAX SALE	
SYDNEY BATCH: 241911	
03/14/2024 - 01:28:03 PM	
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  
 KAREN COLLINS-OTTINGER  
 REGISTER OF DEEDS