

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 #s: 2021-CV-119 & 2021-CV-121

Civil Action / Docket #s: 2022-CV-114 & 2022-CV-116

DELINQUENT REAL PROPERTY TAXPAYERS OF
GREENE COUNTY AND THE TOWN
OF GREENEVILLE, TENNESSEE FOR THE TAX YEARS **2019** and **2020**

- 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

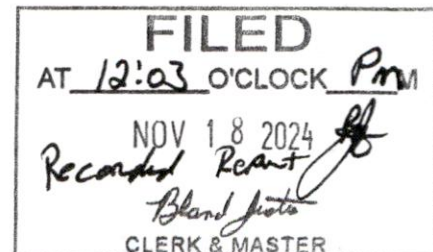
{RE: TAX SALE of November 14, 2024 (Thursday) at 10:01 a.m.
Greene County Courthouse – IN THE CHANCERY COURTROOM
101 S. Main St. in Greeneville, Tennessee}

THE TAX YEAR **2019** {Civil Action #s **2021-CV-119 & 2021-CV-121**} and
THE TAX YEAR **2020** {Civil Action #s **2022-CV-114 & 2022-CV-116**}

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 **November 14, 2024 just after 10:01 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).

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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, 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 October 17, 2024), 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 **2019 and 2020** 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 Greene County Trustee and/or the Town of Greeneville Recorder (since April 1, 2024), 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 \$25.21 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.**

2019 Delinquent Taxpayers List:

Present Owner(s): C J West LLC, % Jane Keyton
Property Address: Old Snapps Ferry Rd
Tax Parcel: Civil Dist.: 16 Map: 029, Parcel: 25.21
Deed Reference: Deed Book: 408A, p. 2596
Total: \$1,072.11

SOLD TO: Jo Lynn Hawthorne for \$1,400

Present Owner(s): C J West LLC, % Jane Keyton
Property Address: Old Snapps Ferry Rd
Tax Parcel: Civil Dist.: 16 Map: 029, Parcel: 25.25
Deed Reference: Deed Book: 408A, p. 2596
Total: \$1,042.32

SOLD TO: Lindsey Cutshaw for \$2,000

Present Owner(s): C J West LLC, % Jane Keyton
Property Address: Old Snapps Ferry Rd
Tax Parcel: Civil Dist.: 16 Map: 029, Parcel: 25.26
Deed Reference: Deed Book: 408A, p. 2596
Total: \$1,563.66

SOLD TO: Jo Lynn Hawthorne for \$7,500

Present Owner(s): C J West LLC, % Jane Keyton
Property Address: Old Snapps Ferry Rd
Tax Parcel: Civil Dist.: 16 Map: 029, Parcel: 25.27
Deed Reference: Deed Book: 408A, p. 2596
Total: \$1,042.32

SOLD TO: Jo Lynn Hawthorne for \$4,100

Present Owner(s): C J West LLC, % Jane Keyton
Property Address: Old Snapps Ferry Rd
Tax Parcel: Civil Dist.: 16 Map: 029, Parcel: 25.28
Deed Reference: Deed Book: 408A, p. 2596
Total: \$1,042.32

SOLD TO: Robert Brownlow, Jr. for \$3,800

Present Owner(s): C J West LLC, % Jane Keyton
Property Address: Old Snapps Ferry Rd
Tax Parcel: Civil Dist.: 16 Map: 029, Parcel: 25.29
Deed Reference: Deed Book: 408A, p. 2596
Total: \$1,042.32

SOLD TO: Jo Lynn Hawthorne for \$4,500

Present Owner(s): C J West LLC, % Jane Keyton
Property Address: Old Snapps Ferry Rd
Tax Parcel: Civil Dist.: 16 Map: 029, Parcel: 25.30
Deed Reference: Deed Book: 408A, p. 2596
Total: \$1,553.73

SOLD TO: Jo Lynn Hawthorne for \$9,000

Present Owner(s): Timothy Gasperson, Barry Lee Gasperson, Jeffrey Gasperson
Former Owner(s): Rose G Cobb (Dec) & Timothy D Gasperson Etux
Property Address: Boyd Carter Rd
Tax Parcel: Civil Dist.: 15 Map: 46, Parcel: 6.03
Deed Reference: Deed Book: 612A, p. 1387
Total: \$3,190.33

SOLD TO: Robert Ball for \$20,000

Present Owner(s): Sonya Richardson
Property Address: 683 Clear Springs Rd
Tax Parcel: Civil Dist.: 15 Map: 57, Parcel: 74.01
Deed Reference: Deed Book: 571A, p. 1473
Total: \$752.11

SOLD TO: Lindsey Cutshaw for \$1,500

Present Owner(s): Marco A Rojas & Jackeline Rodriquez
Property Address: 222 Gibson Loop
Tax Parcel: Civil Dist.: 20 Map: 0550, Gr.: D, Parcel: 14
Deed Reference: Deed Book: 613A, p. 2718
Total: \$1,353.55

SOLD TO: Rebecca Frazier for \$3,000

2019 City Taxpayer(s):

Present Owner(s): Clemon Elder, c/o Mrs. Don Hamilton
Property Address: 714 Floral Street
Tax Parcel: Civil Dist: 10, Map: 98K, Gr. A, Parcel 28.00
Deed Reference: Deed Book: 351, p. 656
Total: \$706.22

SOLD TO: Jo Lynn Hawthorne for \$3,500

2020 Delinquent Taxpayers List:

Present Owner(s): Eva N Armstrong
Property Address: E Church St
Tax Parcel: Civil Dist.: 10, Map: 098-L, Gr.: E, Parcel: 23
Deed Reference: Deed Book: 231, p. 339
Total: \$1,490.61

SOLD TO: Marc Hickman for \$1,490.61

Present Owner(s): Harry B Bille Sr. & Patricia Joan Bille
Property Address: 307 E Vann Rd
Tax Parcel: Civil Dist.: 10, Map: 98-N, Gr.: J, Parcel: 1.00
Deed Reference: Deed Book: 13A, p. 666
Total: \$4,337.29

SOLD TO: Lindsey Cutshaw for \$5,500

Present Owner(s): Shirley Jean Carter
Property Address: 85 Ridge View Dr
Tax Parcel: Civil Dist.: 23, Map: 084-H, Gr.: A, Parcel: 11.00
Deed Reference: Deed Book: 414, p. 534
Total: \$2,293.23

SOLD TO: OTP Group, LLC for \$22,000

Present Owner(s): Lanora F Dean
Property Address: 2559 Blue Springs Pkwy
Tax Parcel: Civil Dist.: 8, Map: 085-M, Gr.: A, Parcel: 26.00
Deed Reference: Deed Book: 393, p. 392, p. 418
Total: \$1,456.79

SOLD TO: Rebecca Frazier for \$1,456.79

Present Owner(s): Jonathan W. Dingus
Former Owner(s): Doyle R Dingus (Dec.) & Jonathan W Dingus
Property Address: West Pines Rd
Tax Parcel: Civil Dist.: 20, Map: 36, Parcel: 28.01
Deed Reference: Deed Book: 606A, p. 1100
Total: \$1,082.61
SOLD TO: NO SALE. NO ONE OFFERED A BID.

Present Owner(s): Corey Hewitt, % Quicken Loans
Property Address: 4790 Kingsport Hwy
Tax Parcel: Civil Dist.: 20, Map: 64, Parcel: 35.04
Deed Reference: Deed Book: 624A, p. 94
Total: \$1,905.63
SOLD TO: Jo Lynn Hawthorne for \$4,500

Present Owner(s): Amber Courtney Hill
Property Address: Blue Springs Rd
Tax Parcel: Civil Dist.: 4, Map: 92, Parcel: 54.05
Deed Reference: Deed Book: 485A, p. 1453
Total: \$1,431.93
SOLD TO: Robert Ball for \$4,500

Present Owner(s): Frank Hill
Property Address: 3310 Van Hill Rd
Tax Parcel: Civil Dist.: 11 Map: 11, Parcel: 5.00
Deed Reference: Deed Book: 521A, p. 2216
Total: \$1,961.78
SOLD TO: Marc Hickman for \$1,961.78

Present Owner(s): Scott Solomon
Former Owner(s): Crystal Ivey/Kelvin
Property Address: 970 Valleydale Rd
Tax Parcel: Civil Dist.: 19, Map: 96, Parcel: 46.02
Deed Reference: Deed Book: 632A, p. 1332
Total: \$2,231.01
SOLD TO: OTP Group, LLC for \$8,500

Present Owner(s): Kelly L Jones
Property Address: Overlook Dr
Tax Parcel: Civil Dist.: 10, Map: 110-A, Gr.: A, Parcel: 1.01
Deed Reference: Deed Book: 573A, p. 1217
Total: \$468.72
SOLD TO: Robert Ball for \$1,000

Present Owner(s): Timothy Murr
Former Owner(s): Raymond Lowery & Helen Lowery
Property Address: 2105 Horton Hwy
Tax Parcel: Civil Dist.: 11, Map: 33, Parcel: 38.2
Deed Reference: Deed Book: 632A, p. 2475
Total: \$1,150.73
SOLD TO: Tracey Parker for \$1,150.73

Present Owner(s): Patricia Ann Rader, June Cogburn, Francis Elizabeth Moore (Dec),
Unknown Heirs of Francis Moore, Unknown Heirs of Charles Leonard Moore
Former Owner(s): Charles Leonard Moore (Dec) & Francis Elizabeth (Dec)
Property Address: 1107 W Irish St
Tax Parcel: Civil Dist.: 10, Map: 098-O, Gr.: A, Parcel: 16.00
Deed Reference: Deed Book: 427, p. 426
Total: \$3,932.61

SOLD TO: Jason Ricker for \$35,000

Present Owner(s): White Pine Properties LLC
Former Owner(s): Janny N Pina
Property Address: 19 Steen Rd
Tax Parcel: Civil Dist.: 15, Map: 38, Parcel: 16.19
Deed Reference: Deed Book: 617A, p. 775
Total: \$1,451.07

SOLD TO: JaQuinton Alston-Thompson for \$2,000

Present Owner(s): Ronnie Powell & Sarah Powell
Property Address: 6150 Kingsport Hwy
Tax Parcel: Civil Dist.: 20, Map: 55, Parcel: 13.04
Deed Reference: Deed Book: 561A, p. 1711
Total: \$1,435.97

SOLD TO: Lindsey Cutshaw for \$6,500

Present Owner(s): William S Sadoskas & Eileen M Sadoskas
Property Address: Ebenezer Loop
Tax Parcel: Civil Dist.: 1, Map: 089-E, Gr.: A, Parcel: 46.00
Deed Reference: Deed Book: 440A, p. 2168
Total: \$1,144.83

SOLD TO: Aaron Flanary for \$1,144.83

Present Owner(s): Mark E Scalf
Property Address: Ragon Hollow Ln
Tax Parcel: Civil Dist.: 19, Map: 94, Parcel: 63.05
Deed Reference: Deed Book: 584A, p. 1405
Total: \$905.58

SOLD TO: NO SALE. NO ONE OFFERED A BID.

Present Owner(s): Dennis Edward Shelton & Craig Shelton
Property Address: 320 Ealey Town Rd
Tax Parcel: Civil Dist.: 8, Map: 97, Parcel: 42.00
Deed Reference: Deed Book: 218A, p. 171
Total: \$1,264.44

SOLD TO: NO SALE. NO ONE OFFERED A BID.

Present Owner(s): Christopher Michael Smith & Unknown Heirs of Debra Smith
Former Owner(s): Debra Smith (Dec.)
Property Address: 265 Sunnyview Rd
Tax Parcel: Civil Dist.: 24, Map: 123, Parcel: 92.00
Deed Reference: Deed Book: 347A, p. 428
Total: \$1,680.58

SOLD TO: Jo Lynn Hawthorne for \$4,000

Present Owner(s): Byron Snipes
Property Address: Whirlwind Rd
Tax Parcel: Civil Dist.: 9, Map: 122, Parcel: 71.01
Deed Reference: Deed Book: 571A, p. 873
Total: \$1,034.76

SOLD TO: JaQuinton Alston-Thompson for \$1,034.76

Present Owner(s): Buford Southerland
Property Address: Doc Hawkins Rd
Tax Parcel: Civil Dist.: 21, Map: 35, Parcel: 13.01
Deed Reference: Deed Book: 152A, p. 493
Total: \$1,018.09

SOLD TO: John Kermensky, Jr. for \$3,500

Present Owner(s): Dwayne Tarleton & Cherlyn W Tarleton
Property Address: Amber Ln
Tax Parcel: Civil Dist.: 9, Map: 133, Parcel: 12.11
Deed Reference: Deed Book: 432, p. 182
Total: \$1,197.45

SOLD TO: Brad Broyles for \$1,197.45

Present Owner(s): Larry Yount
Property Address: 1122 Oasis Rd
Tax Parcel: Civil Dist.: 6, Map: 59, Parcel: 44.10
Deed Reference: Deed Book: 546A, p. 2105
Total: \$768.69

SOLD TO: Tracey Parker for \$3,500

2019 & 2020 Delinquent Taxpayers List:

Present Owner(s) Jack Bible, Susan Steelman & Unknown Heirs of Sadie Banner
Former Owner(s): Sadie Banner (Dec)
Property Address: Morelock Ln
Tax Parcel: Civil Dist.: 16 Map: 029, Parcel: 2.00
Deed Reference: Deed Book: 269, p. 5
Total: \$1,505.73

SOLD TO: Roscoe Steelman for \$1,505.73

Present Owner(s): Robert A Broyles, % Aretta Carson
Property Address: 217 W Sevier Hgts
Tax Parcel: Civil Dist.: 10 Map: 098E Gr.: E, Parcel: 22.00
Deed Reference: Deed Book: 125, p. 379
Total: \$3,380.49

SOLD TO: Jo Lynn Hawthorne for \$7,000

Present Owner(s): Adam Carter & Tina Carter
Property Address: 340 Cox Rd
Tax Parcel: Civil Dist.: 8 Map: 85, Parcel: 13.03
Deed Reference: Deed Book: 197A, p. 299
Total: \$1,778.89

SOLD TO: Debra Cogburn for \$4,000

Present William A. Clendenon
Property Address: 109 Montford Ave
Tax Parcel: Civil Dist.: 10 Map: 098D Gr.: C, Parcel: 26.00
Deed Reference: Deed Book: 537A, p. 850
Total: \$7,325.83

SOLD TO: OTP Group, LLC for \$56,000

Present Owner(s) Rosedale International LLC
Former Owner(s): CP 3, LLC
Property Address: 401 Garden Meadow Dr
Tax Parcel: Civil Dist.: 13 Map: 88G Gr.: A, Parcel: 2.00
Deed Reference: Deed Book: 519A, p. 389
Total: \$18,231.89

SOLD TO: Robert Ball for \$25,000

Present Owner(s): Terry L Fellers
Property Address: 860 Horace Bitner Rd
Tax Parcel: Civil Dist.: 1 Map: 126, Parcel: 38.08
Deed Reference: Deed Book: 45A, p. 11
Total: \$3,822.71

SOLD TO: Claude Tweed for \$4,500

Present Owner(s): Clifford F Fillers Irrevocable Living Trust, Gary Cutshall, Trustee
Property Address: N Carr Ln
Tax Parcel: Civil Dist.: 17 Map: 5, Parcel: 31.04
Deed Reference: Deed Book: 546A, p. 2299
Total: \$1,737.99

SOLD TO: Jo Lynn Hawthorne for \$12,000

Present Owner(s): Greeneville TN Alf Unit 1
Property Address: W Main St
Tax Parcel: Civil Dist.: 10, Map: 110-H, Gr.: D, Parcel: 1.01
Deed Reference: Deed Book: 544A, p. 2635
Total: \$3,971.77

SOLD TO: Arthur Youngblood, III for \$60,000

Present Owner(s) Unknown Heirs of David Gregg
Former Owner(s): David Gregg (Dec), % Brenda Gregg
Property Address: Milburnton Rd
Tax Parcel: Civil Dist.: 15 Map: 30, Parcel: 20.02
Deed Reference: Deed Book: 451, p. 580
Total: \$2,235.03

SOLD TO: NO SALE. NO ONE OFFERED A BID.

Present Owner(s): Caleb Hensley
Former Owner(s): Ted G Hensley
Property Address: 1137 W Irish St
Tax Parcel: Civil Dist.: 10 Map: 098O Gr.: A, Parcel: 3.00
Deed Reference: Deed Book: 615A, p. 868
Total: \$4,379.45

SOLD TO: Lindsey Cutshaw for \$8,500

Present Owner(s): James Horner
Property Address: 229 Alpine Loop
Tax Parcel: Civil Dist.: 23 Map: 84B Gr.: C, Parcel: 11.00
Deed Reference: Deed Book: 201A, p. 837
Total: \$2,611.06

SOLD TO: Alton Satterfield for \$3,000

Present Owner(s): Edward L Jordan L/E & Edward D Jordan (Rem)
Property Address: 211 Anderson St
Tax Parcel: Civil Dist.: 10, Map: 098-K, Gr.: G, Parcel: 3.00
Deed Reference: Deed Book: 522A, p. 275
Total: \$3,582.73

SOLD TO: Jo Lynn Hawthorne for \$5,000

Present Owner(s): Robert Kennard Kesterson
Property Address: 95 Brown Springs Rd
Tax Parcel: Civil Dist.: 23 Map: 084B Gr.: A, Parcel: 9.02
Deed Reference: Deed Book: 449, p. 142
Total: \$1,620.29

SOLD TO: Marc Hickman for \$1,620.29

Present Owner(s): Diane M Kirkpatrick
Property Address: 105 Brad St
Tax Parcel: Civil Dist.: 10 Map: 110I Gr.: A, Parcel: 2.00
Deed Reference: Deed Book: 405, p. 157
Total: \$5,641.70

SOLD TO: Robert Ball for \$85,000

Present Owner(s): Wenona Y Knight
Property Address: 708 W Irish St
Tax Parcel: Civil Dist.: 10 Map: 098K Gr.: H, Parcel: 10.00
Deed Reference: Deed Book: 253, p. 273
Total: \$3,344.89

SOLD TO: Lindsey Cutshaw for \$8,500

Present 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: \$13,192.48

SOLD TO: NO SALE. NO ONE OFFERED A BID.

Present Owner(s): Eric R McCoy
Property Address: Poplar Springs Rd
Tax Parcel: Civil Dist.: 3 Map: 153, Parcel: 5.13
Deed Reference: Deed Book: 564A, p. 1153
Total: \$1,559.65

SOLD TO: Aaron Flanary for \$1,559.65

Present Owner(s): Eric R McCoy
Property Address: 3853 Poplar Springs Rd
Tax Parcel: Civil Dist.: 3 Map: 153, Parcel: 5.14
Deed Reference: Deed Book: 564A, p. 1153
Total: \$3,372.69

SOLD TO: Aaron Flanary for \$3,372.69

Present Owner(s): Eric R McCoy
Property Address: Poplar Springs Rd
Tax Parcel: Civil Dist.: 3 Map: 153, Parcel: 5.15
Deed Reference: Deed Book: 564A, p. 1153
Total: \$1,546.17

SOLD TO: Aaron Flanary for \$1,546.17

Present Owner(s): Wayne Messer & Grace Messer (L/E), Jeremy Ring (REM)
Property Address: 850 Wisecarver Rd
Tax Parcel: Civil Dist.: 7 Map: 60, Parcel: 38.00
Deed Reference: Deed Book: 558A, p. 985
Total: \$1,714.65

SOLD TO: Chad Foshie for \$4,000

Present Owner(s): Geraldo Mesia Morales & Clanci Oliveres Guttierrez
Property Address: Vickey St
Tax Parcel: Civil Dist.: 8 Map: 085M Gr.: C, Parcel: 14.00
Deed Reference: Deed Book: 408A, p. 2474
Total: \$1,418.09

SOLD TO: Aaron Flanary for \$1,418.09

Present Owner(s) Phyllis Nalley (Dec), Jackie Morrison (Dec) & Billy Morrison (Dec)
(Heirs of Frances Morrison), Richard Nalley, Heir of Phyllis Nalley,
Unknown heirs of Phyllis Nalley, unknown Heirs of Jackie Morrison
& Unknown Heirs of Billy Morrison, Jeffery Hatley
Former Owner(s): Clifford Morrison (Dec.) & Frances Morrison (Dec.)
Property Address: Bolton Rd
Tax Parcel: Civil Dist.: 13 Map: 075N Gr.: A, Parcel: 14.00
Deed Reference: Deed Book: 327, p. 481
Total: \$1,485.49

SOLD TO: Robert Brownlow, Jr. for \$1,485.49

Present Owner(s): David Peters
Property Address: 3783 Poplar Springs Rd
Tax Parcel: Civil Dist.: 3 Map: 153, Parcel: 6.01
Deed Reference: Deed Book: 393A, p. 1937
Total: \$2,873.93

SOLD TO: Robert Ball for \$6,000

Present Owner(s): Reba L Sanchez
Property Address: 6 Hollow Rock Ln
Tax Parcel: Civil Dist.: 8 Map: 85, Parcel: 22.00
Deed Reference: Deed Book: 422A, p. 2647
Total: \$2,159.88

SOLD TO: Jo Lynn Hawthorne for \$2,159.88

Present Owner(s): Robert D Tanner, Sonia Tanner & Casey R. Tanner
Property Address: 230 Fellers Cove Rd
Tax Parcel: Civil Dist.: 23 Map: 072I Gr.: A, Parcel: 7.00
Deed Reference: Deed Book: 455A, p. 160
Total: \$4,348.43

SOLD TO: OTP Group, LLC for \$40,000

Present Owner(s): Robert D Tanner, Sonia Tanner & Casey R. Tanner
Property Address: Fellers Cove Rd
Tax Parcel: Civil Dist.: 23 Map: 072I Gr.: A, Parcel: 8.00
Deed Reference: Deed Book: 455A, p. 160
Total: \$1,585.03

SOLD TO: OTP Group, LLC for \$1,585.03

Present Owner(s): Jeffrey R Tarone
Property Address: Speedwell Church Rd
Tax Parcel: Civil Dist.: 6 Map: 49, Parcel: 4.06
Deed Reference: Deed Book: 5A, p. 324
Total: \$2,119.05

SOLD TO: Anthony Koskovich for \$6,500

Present Owner(s): James Steven Taylor, Jr.
Former Owner(s): James Steven Taylor Sr
Property Address: 460 Chuckey Doak Rd
Tax Parcel: Civil Dist.: 14 Map: 88, Parcel: 53.00
Deed Reference: Deed Book: 618A, p. 2593
Total: \$7,030.95

SOLD TO: Jo Lynn Hawthorne for \$105,000

Present Owner(s): Bobby G Waddell
Property Address: 1228 Olivet Mtn Rd
Tax Parcel: Civil Dist.: 3 Map: 172, Parcel: 50.00
Deed Reference: Deed Book: 366A, p. 1150
Total: \$2,381.93

SOLD TO: Buford Davis for \$6,500

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., 2023 & 2024 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 2023 delinquent property taxes will be turned over to the Clerk & Master on or about April 1, 2025, 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.

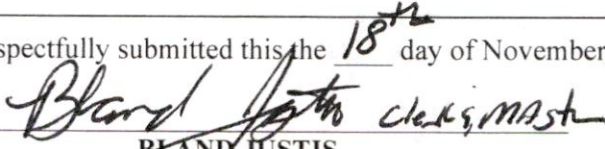
(b)(1) In order to redeem a parcel, the person entitled to redeem shall file a motion to such effect in the proceedings in which the parcel was sold. The motion shall describe the parcel, the date of the sale of the parcel, the date of the entry of the order confirming the sale and shall contain specific 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 18th day of November, 2024.


BLAND JUSTIS
CLERK & MASTER for GREENE COUNTY
Greene County Courthouse
101 S. Main Street; lower level
(423) 798-1742 or 1744 or 0010
Greenville, 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 19th day of November, 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 November 14, 2024:

Jo Lynn Hawthorne
1025 Asheville Hwy.
Greeneville, TN 37743

Lindsey Cutshaw
218 N. Main St.
Greeneville, TN 37745

Robert Brownlow, Jr.
105 Longview Dr.
Greeneville, TN 37745

Robert Ball
525 Church Hill Rd.
Greeneville, TN 37743

Rebecca Frazier
1191 Hwy. 91
Elizabethton, TN 37643

Marc Hickman
594 Hartman Ln.
Greeneville, TN 37743

John Kermensky
360 Doc Hawkins Rd.
Greeneville, TN 37745

Brad Broyles
1035 Afton Rd.
Afton, TN 37616

Roscoe Steelman
379 Viking Pl.
Greeneville, TN 37745

Debra Cogburn
100 Nanci Lane
Greeneville, TN 37743

Claude Tweed
1833 Lick Hollow Rd.
Greeneville, TN 37743

OTP Group, LLC
c/o Danny Price
1779 Kirby Pkwy., Ste. 10906
Memphis, TN 38138

Tracey Parker
6005 Shady Grove Rd.
Morristown, TN 37814

Jason Ricker
860 Broyles Rd.
Chuckey, TN 37641

JaQuinton Alston-Thompson
262 S. Rufe Taylor Rd.
Greeneville, TN 37745

Aaron Flanary
201 Forest Ct.
Blountville, TN 37617

Arthur Youngblood, III
1940 Debusk Rd.
Greeneville, TN 37743

Alton Satterfield
419 Beechwood Rd.
Kingsport, TN 37663

Chad Foshie
880 Wisecarver Rd.
Mosheim, TN 37818

Anthony Koskovich
4240 Sinking Springs Rd.
Midway, TN 37809

Buford Davis
1470 Olivet Mountain Rd.
Greeneville, TN 37743

NOTICE [RE: Regarding OVERAGE / SURPLUS from 11/14/2024 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.

2019 DELINQUENT TAX PAYERS

Sadie Banner (Dec)
2230 Whitehouse Rd
Greeneville TN 37745

Robert A Broyles
% Aretta Carson
217 W Sevier Hgts
Greeneville TN 37745

C J West LLC
% Jane Keyton
Po Box 18716
Asheville NC 28814

Adam Carter
Tina Carter
340 Cox Rd
Greeneville TN 37743

William A. Clendenon
109 Montford Ave
Greeneville TN 37745

Rose G Cobb (Dec)
Timothy D Gasperson Etux E
Po Box 814
Weaverville NC 28787

CP 3, LLC
2909 Cole Ave, Ste 115
Dallas TX 75204

Terry L Fellers
840 Horace Bitner Rd
Chuckey TN 37641

Clifford F Fillers Irrevocable Living Trust
Gary Cutshall, Trustee
Po Box 114
Fall Branch TN 37656

Ted G Hensley
1114 Old Shiloh Rd
Greeneville TN 37745

James Horner
259 Alpine Loop
Mosheim TN 37818

Robert Kennard Kesterson
95 Brown Springs Rd
Mosheim TN 37818

Diane M Kirkpatrick
105 Brad St
Greeneville TN 37743

Wenona Y Knight
708 W Irish St
Greeneville TN 37743

Eric R McCoy
3853 Poplar Springs Rd
Greeneville TN 37743

Wayne Messer (L/E)
Grace Messer, Jeremy Ring (REM)
850 Wisecarver Rd
Mosheim TN 37818

Geraldo Mesia Morales
Clanci Oliveres Guttierrez
P O Box 2654
Greeneville TN 37744

Geraldo Mesia Morales
Clanci Oliveres Guttierrez
399 Hillcrest Dr.
Greeneville, TN 37745

Clifford Morrison (Dec.)
Frances Morrison (Dec.)
1025 Bolton Rd
Greeneville TN 37745

David Peters
2800 Pates Hill Rd
Mosheim TN 37818

Sonya Richardson
683 Clear Springs Rd
Limestone TN 37681

Marco A Rojas
Jackeline Rodriquez
212 Gibson Loop
Afton TN 37616

Reba L Sanchez
6 Hollow Rock Ln
Greeneville TN 37743

Robert D Tanner,
Sonia Tanner & Casey R. Tanner
230 Fellers Cove Rd
Mosheim TN 37818

Jeffrey R Tarone
P O Box 189
Bulls Gap TN 37711

James Steven Taylor Sr
298 Gibbons Ave
Daytona Beach FL 32117

Bobby G Waddell
1223 Olivet Mtn Rd
Greeneville TN 37743

CITY:

Clemon Elder
105 Clem Street
Greeneville, TN 37743

Clemon Elder
714 Floral Street
Greeneville, TN 37743

Caleb M. Hensley
176 Brad Street
Greeneville, TN 37743

Edward L. Jordan (L/E)
Edward D. Jordan (Rem)
211 Anderson Street
Greeneville, TN 37743

NEW OWNER(S):

Unknown Heirs of Sadie Banner (Dec)
2230 Whitehouse Rd
Greeneville TN 37745

Jack Banner (Dec)
7895 Spiral Avenue
Rancho Cucamonga, CA 91730

Susan Banner (Dec)
1306 Shiloh Rd
Greeneville, TN 37745

Timothy Cobb (Dec)
PO Box 814
Weaverville, NC 28787

Barry Lee Cobb (Dec)
PO Box 814
Weaverville, NC 28787

Jeffery Cobb (Dec)
PO Box 814
Weaverville, NC 28787

Jeffery Morrison
90 Ridgeview Dr
Mosheim, TN 37818

Jackie Morrison
1025 Bolton Rd
Greeneville, TN 37745

Scottie Morrison
1025 Bolton Rd
Greeneville, TN 37745

Brian Morrison
1025 Bolton Rd
Greeneville, TN 37745

Anthony Morrison
810 McMillan Rd
Midway, TN 37809

Francis Morrison
1025 Bolton Rd
Greeneville, TN 37745

Billy Morrison
810 McMillan Rd
Midway, TN 37809

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

Cp3 LLC
3141 Hood St, Ste 200
Dallas, TX 75219

Cp3 LLC
640 Taylor St, Suite 1200
Fort Worth, TX 76102

Unknown Heirs of David Gregg (Dec)
3105 Milburnton Rd
Afton, TN 37616

Phyllis Morrison
112 Cherrydale Dr
Greeneville, TN 37745

2020 DELINQUENT TAX PAYERS

Eva N Armstrong
15615 Peach Orchard Rd
Silver Springs MD 20905

Sadie Banner (Dec)
2230 Whitehouse Rd
Greeneville TN 37745

Harry B Bille Sr
Patricia Joan Bille
Po Box 176
Floyds Knobs IN 47119

Robert A Broyles
% Arnetta Carson
217 W Sevier Hgts
Greeneville TN 37745

Adam Carter
Tina Carter
340 Cox Rd
Greeneville TN 37743

Shirley Jean Carter
85 Ridge View Dr
Mosheim TN 37818

William A. Clendenon
109 Montford Ave
Greeneville TN 37745

Cp3 LLC
3141 Hood St., Ste. 200
Dallas TX 75219

Lanora F Dean
2559 Blue Springs Pkwy
Greeneville TN 37743

Terry L Fellers
840 Horace Bitner Rd
Chuckey TN 37641

Clifford F Fillers Irrevocable Living Trust
Gary Cutshall Trustee
Po Box 114
Fall Branch TN 37656

Greeneville Tn Alf Unit 1 Re LLC
60 N Market St Ste C 200
Asheville NC 28801

Caleb M Hensley
176 E Brad St
Greeneville TN 37743

Corey Hewitt
% Quicken Loans
1050 Woodward Ave
Detroit MI 48226

Amber Courtney Hill
324 Kay Ave
Church Hill TN 37642

Frank Hill
3310 Van Hill Rd
Greeneville TN 37745

James Horner
229 Alpine Loop
Greeneville TN 37743

Crystal Ivey
1163 Henderson Ct
Jonesborough TN 37659

Kelly L Jones
1800 Overlook Dr
Greeneville TN 37743

Edward L Jordan L/E
Edward D Jordan, Rem
211 Anderson St
Greeneville TN 37743

Robert Kennard Kesterson
95 Brown Springs Rd
Mosheim TN 37818

Diane M Kirkpatrick
105 Brad St
Greeneville TN 37743

Wenona Y Knight
708 W Irish St
Greeneville TN 37743

Raymond Lowery
Helen Lowery
214B Ross Blvd
Greeneville TN 37743

Eric R McCoy
3853 Poplar Springs Rd
Greeneville TN 37743

Wayne Messer Etux L/E
Jeremy Ring REM
850 Wisecarver Rd
Mosheim TN 37818

Charles Leonard Moore (Dec)
Francis Elizabeth (Dec)
1107 W Irish St
Greeneville TN 37743

Geraldo Mesia Morales
Clanci Oliveres Gutierrez
P O Box 2654
Greeneville TN 37744

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399 Hillcrest Dr.
Greeneville, TN 37743

Clifford Morrison (Dec.)
Francis Morrison (Dec.)
1025 Bolton Rd
Greeneville TN 37745

David Peters
2800 Pates Hill Rd
Mosheim TN 37818

Janny N Pina
1715 Miami Dr
Johnson City TN 37601

Ronnie Powell
Sarah Powell
223 Mckinley Rd
Johnson City TN 37604

Sonja Richardson
683 Clear Springs Rd
Limestone TN 37681

William S Sadoskas
Eileen M Sadoskas
Po Box 83
Analomink PA 18320

Reba L Sanchez R
6 Hollow Rock Ln
Greeneville TN 37743

Debra Smith (Dec)
265 Sunnyview Rd
Greeneville TN 37743

Byron Snipes
2390 Whirlwind Rd
Greeneville TN 37743

Buford Southerland
605 Sugarbowl Rd
Chuckey TN 37641

Robert D Tanner
Sonia Tanner & Casey R. Tanner
230 Fellers Cove Rd
Mosheim TN 37818

Dwayne Tarleton
Cherlyn W Tarleton
850 Dixie Rd
Greeneville TN 37743

Jeffery R Tarone
P O Box 189
Bulls Gap TN 37711

James Steven Taylor Sr
298 Gibbons Ave
Daytona Beach FL 32117

Bobby G Waddell
1223 Olivet Mtn Rd
Greeneville TN 37743

Larry Yount
1570 Lake Park Cir
Morristown TN 37814

NEW OWNER(S):

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7895 Spinel Avenue
Rancho Cucamonga, CA 91730

Susan Steelman
1306 Shiloh Rd
Greeneville, TN 37745

Unknown Heirs of Sadie Banner
2230 Whitehouse Rd.
Greeneville, TN 37745

Rosedale International LLC
640 Taylor St, Suite 1200
Fort Worth, TX 76102

Unknown Heirs of David Gregg
3105 Milburton Rd
Limestone, TN 37681

Scott Solomon
708 Teasel Dr. Apt. 1
Kingsport, TN 37661

Timothy Murr
2105 Horton Hwy.
Greeneville, TN 37745

Patricia Ann Rader
2510 Asheville Hwy
Greeneville, TN 37743

June Cogburn
1109 W Irish St
Greeneville, TN 37743

Francis Elizabeth Moore (Dec)
1107 W Irish St
Greeneville, TN 37743

Unknown Heirs of Francis Elizabeth Moore
1107 W Irish St
Greeneville, TN 37743

Unknown Heirs of Charles Leonard Moore
1107 W Irish St
Greeneville, TN 37743

Phyllis Nalley (Dec)
112 Cherrydale Dr
Greeneville, TN 37745-6304

Jeff Hatley (Heir of Phyllis Nalley)
90 Ridgeview Dr
Mosheim, TN 37818

Jackie Morrison(Dec) Heir of Francis Morrison
1025 Bolton Rd
Greeneville, TN 37745

Scottie Morrison Heir of Billy Morrison(Dec)
1025 Bolton Rd
Greeneville, TN 37745

Brian Morrison Heir of Billy Morrison (Dec)
1025 Bolton Rd
Greeneville, TN 37745

Billy Morrison (Dec) Heir of Francis Morrison
810 McMillan Rd
Midway, TN 37809

Anthony Morrison Heir of Billy Morrison
810 McMillan Rd
Midway, TN 37809

White Pine Properties LLC
7022 Shallowford Rd
Chattanooga, TN 37421

White Pine Properties, LLC,
% TN Registered Agent
7022 Shallowford Rd
Chattanooga, TN 37421

Christopher Michael Smith
265 Sunnyside Rd
Greeneville, TN 37743

Unknown Heirs of Debra Smith
265 Sunnyside Rd
Greeneville, TN 37743

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

RECEIVED OF Bland Justis
CHECK CASH PATRON
MAIL FILE

Bland Justis Clerk & Master

Bland Justis, 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

BK/PG: 735A/1775-1795
24010344



21 PGS:AL-REPORT OF TAX SALE	
HOLLY BATCH: 250999	
11/18/2024 - 12:05:41 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