

IN THE CHANCERY COURT FOR LAWRENCE COUNTY, TENNESSEE

LAWRENCE COUNTY, TENNESSEE and
CITY OF LAWRENCEBURG, TENNESSEE
Plaintiffs

Docket #23-20525
(consolidated)

vs.
2019/2020/2021 DELINQUENT TAXPAYERS
Defendants

NOTICE OF DELINQUENT PROPERTY TAX SALE

In obedience to an Order of the Chancery Court of Lawrence County, Tennessee, in the above styled consolidated tax causes and pursuant to Tennessee Code Annotated 67-5-2501 (a)(1), Chancery Court will hold a sale by electronic auction in lieu of public outcry. Said sale will be conducted via the GovEase website www.govease.com. GovEase will conduct an online tax sale and sell to the highest and best bidder to satisfy the lien for taxes (including interest, penalties, costs, and attorney fees) due to Lawrence County TN and The City of Lawrenceburg, for the years 2021 and prior. **STARTING February 18th, 2025, OUR OFFICE WILL ONLY BE ACCEPTING CASH OR CERTIFIED FUNDS FOR PAYMENT OF THESE TAXES.** Bidders must register at www.govease.com to participate in the auction. The GovEase website will allow bidders to submit bids, including pre-bids, view and download individual bidder results. We highly recommend you participate in an online webinar training at www.govease.com/bidderhelp. If you should have additional bidding questions GovEase will be available at (769)208-5050 ext 2, Mon- Fri 8:30am -5pm. You **MUST** be registered prior to the sale, in order to bid. Registration will be open from March 10th through April 1st, 2025. Pre-bidding will begin the day prior to the sale. **IF DELINQUENT TAXES ARE NOT PAID BY 3:00PM APRIL 8th, 2025, THE FOLLOWING PARCELS WILL BE AUCTIONED ON:**

WEDNESDAY, APRIL 9th, 2025, AT 10:00 A.M.

Owner Name	Property Address	Parcel	Deed	DOT/Liens
Adams, Wren John (Deceased) Heirs of Adams, Clettie Annice (Deceased) Heirs of	116 Gallaher Blvd Lawrenceburg, TN 38464	08-089B -E -089B -015.01- -000	W202/635	n/a
Belew, Charles c/o Jerry Kiddy	__ S Brace Rd fka Convent Rd Ethridge, TN 38456	10-041 - -041 -076.00- -000	W122/445	n/a
Bradley, Orville (Deceased) Heirs of Bradley, Helen (Deceased) Heirs of c/o Cheryl Jones	1610 Grandaddy Rd Lawrenceburg, TN 38464	08-0790 -D -0790 -006.00- -000	W281/7	RB550/409 Freedom Property Interests LLC, WY LLC 1621 Central Ave Cheyenne, WY 82001

Bryan, Patrick Allen Bryan, Kristi	___ Hwy 43 St Joseph, TN 38481	02-169E -C -169E -013.00- -000	RB347/688	RB721/84 (MB210/55, C&M, Law. Co, TN) Garner &Conner, PLLC Christopher W. Conner, Attorney for Next gear Capital, Inc. 250 High Street PO Box 5059 Maryville, TN 37802
Butler, Kris (Deceased) Heirs of Butler, Rebecca Darlene	3071 Lanning Rd Lawrenceburg, TN 38464	09-109 - -109 -017.05- -000	RB29/90	n/a
Christie, Chris	613 Fall River Rd Lawrenceburg, TN 38464	08-089F -E -089F -025.00- -000	RB529/549	RB473/827 Tommy Lee Kidd, Circuit Court Clerk Filed by: Thomas & Tracy Wright 240 West Gaines #12 Lawrenceburg, TN 38464
Corbin, Charles E (Deceased) Heirs Corbin, Annie R (Deceased) Heirs of	195 Copperas Branch Rd Leoma, TN 38468	04-112 - -112 -022.18- -000	W256/263	RB66/432 Bank of America, N.A. PRLAP, Inc Trustee c/o Tennessee Main Office 414 Union Street Nashville, TN 37289

Crowder, Jeff Crowder, Jennifer	__ Pebble Hill Rd Loretto, TN 38469 (LANDLOCKED)	02-150 - -150 -021.05- -000	RB42/288	RB294/1 Countrywide Bank, FSB 1199 North Fairfax Street, Suite 500 <u>Alexandria, VA 22314</u> RB332/78 (Apst) Everett L. Hixson, Jr. Successor Trustee 100 W Martin Luther King Blvd, Suite 300 <u>Chattanooga, TN 37402</u> RB376/919 (Asg) Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP 7105 Corporate Drive PTX-A 274 <u>Plano, TX 75024</u> RB438/46(Asg) Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not its individual capacity but as Trustee of ARLP Trust 5 c/o Ocwen Loan Servicing, LLC 5720 Premier Park Dr. <u>West Palm Beach, FL 33407</u> RB455/27(Asg) Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 5 c/o Altisource Asset management Corp. 402 Strand Street <u>Frederiksted, VI 00820</u> RB455/687(Asg), RB461/420(Asg) Wilmington Trust, N.A. not in its individual capacity but as Trustee of ARLP Securitization Trust Series 2014-1 c/o Ocwen Loan servicing, LLC, 1661 Worthington Road, Suite 100 <u>West Palm Beach, FL 33409</u> RB490/46(Apst) Wilson & Associates, PLLC, Successor Trustee 1521 Merrill Drive, Suite D-220 <u>Little Rock, AR 72211</u> RB534/951(Asg) U.S. Bank N.A. as Legal Trustee for Truman 2016 SC6 Title Trust 60 Livingston Avenue <u>St. Paul, MN 55107</u> RB659/584(Asg) Stewart Title Guaranty Company 1980 Post Oak Boulevard, Suite 700 Houston, TX 77056
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Durham, Connie J (Deceased) Heirs of c/o Jeffrey Wayne Durham	15 McIntyre Rd St Joseph, TN 38481	02-156M -A -156M -012.00- -000	RB96/637	n/a
Evans, Roger (Deceased) Heirs of Evans, Ronald (Deceased) Heirs of Evans, Kennon D. c/o Robert Warren	__ Valley Rd/ Gibbs Road Lawrenceburg, TN 38464 (LANDLOCKED)	10-061 - -061 -027.04- -000	RB387/755 RB461/425(Excl) RB476/272(Excl)	n/a
Farr, William D Sr c/o William D Farr	1 Yocom Ln St Joseph, TN 38481	02-157 - -157 -050.00- -000	RB439/768	n/a
Foster, Anthony Foster, Delton Lee	425 Crockett St Lawrenceburg, TN 38464	08-089F -B -089F -005.00- -000	RB675/609 RB350/465	n/a
Hardiman, Roger Sr (Deceased) Heirs of Hardiman, Billie L	__ Hwy 64 Lawrenceburg, TN 38464	09-090L -B -090E -003.02- -000	RB323/212	n/a
Hollis, Ronnie C	107 Horn Ave Loretto, TN 38469	02-151G -B -151G -012.09- -000	W193/351 W295/64	n/a
Holt, Earnest (Deceased) Heirs of c/o Randall Holt	314 Harrison St Saint Joseph, TN 38481	02-169F -A -169E -021.00- -000	W303/694	n/a
Hoonhorst, Dale (Deceased) Heirs of	1340 Matthew Ave Lawrenceburg, TN 38464	08-095H -A -095 H -013.00- -000	RB91/142	n/a
Horner, Taft (Deceased) Heirs of Horner, Lucille (Deceased) Heirs of Gobble, William Travis (Deceased) Heirs of Gobble, Troy	3480 Waynesboro Hwy Lawrenceburg, TN 38464	10-062 - -062 -045.00- -000	W144/201 W259/220 W240/636	n/a
Ledlow, Malcolm D (Deceased) Heirs of Ledlow, Shirley (Deceased) Heirs of c/o Angie Ledlow	__ Princess Court Loretto, TN 38469	05-133 - -133 -002.14- -000	RB92/408	n/a
Littrell, Edward Adams, Mary Frances Davis, Wanda c/o Laura Zills	276 Legg Rd Loretto, TN 38469	02-166 - -166 -018.01- -000	W279/21	n/a
Perry, Charlyne c/o Billy Holland	1115 Ethridge Redhill Rd Lawrenceburg, TN 38464	10-062 - -062 -023.04- -000	W268/417	n/a

Rana Properties LLC, AL LLC	1602 N Locust Ave Lawrenceburg, TN 38464	08-089N-F - 089F -002.00- -000	RB594/314	RB594/317 Moore Oil Company, Inc., an AL Corp 1800 CenterPoint Parkway Birmingham, AL 35215 Paul B. Plant, Trustee 225 Mahr Avenue Lawrenceburg, TN 38464
Seymore, Nathan Keith Bowden, Tracy Lee	5 Tandy Rd Leoma, TN 38468	02-142 - -142 -017.01- -000	W248/533	n/a
Sisk, Shirley A (Deceased) Heirs of c/o Ralph Sisk	454 Appleton Rd Five Points, TN 38457	03-163 - -163 -017.00- -000	RB13/27	n/a
Tays, Ronald D (Deceased) Heirs of Tays, Dorothy Jean (Deceased) Heirs of c/o Daisha Tays Ray & Michael Tays	27 Bluff Rd St Joseph, TN 38481	02-156M -A -156M -006.00- -000	RB9/208	n/a
Tedesco, Grace Barturen, Jose	334 S Military Ave Lawrenceburg, TN 38464	08-089C -H -089C -001.00- -000	RB207/842	n/a
Thigpen, Joshua J	513 Rascaltown Rd Loretto, TN 38469	02-176 - -176 -035.25- -000	RB600/162	RB600/165 Oliver M. Burch, IV P.O. Box 190 Holly Springs, MS, 38635 Paul B. Plant, Trustee 225 Mahr Avenue Lawrenceburg, TN 38464 RB757/251 (Apst) James Bennett Bush a/k/a Ben Bush, Successor Trustee 225 Mahr Avenue Lawrenceburg, TN 38464 RB757/252 (Notice of Foreclosure) Ben Bush 225 Mahr Avenue Lawrenceburg, TN 38464
Thomason, Robert Edward (Deceased) Heirs of Thomason, Mary P	17 Caldwell Rd Summertown, TN 38483	11-017 - -017 -022.02- -000	RB169/623 RB335/945	n/a
White Christopher Ashley c/o Howard White	207 Cobb Alley Leoma, TN 38468 (LANDLOCKED)	05-114 J -C -114 I -012.03- -000	RB476/481	n/a

Chancery Court has entered into an Agreement for an online sale with GovEase. March 10th, 2025, a \$275.00 GovEase fee will be added to each parcel as well as a \$100.00 clerk sale preparation fee pursuant to Tennessee Code Annotated 67-5-2410(d) and 08-21-401(b)(1)(F).

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

The sale of the above-described real estate will be made for CASH, subject to the right of redemption as provided by law. Neither the Clerk and Master nor the Delinquent Tax Attorney makes warranties or representations as to the description or status of title to the properties being sold in said tax sale. It is the bidder’s responsibility to have researched the title, legal description and to have physically examined the property being sold. NO survey has been performed of the property being sold and the Property Assessor’s tax maps are not guarantee of the property description or amount of acreage. If you are the successful bidder and decided to make improvements to the property that you have purchased during the one-year redemption period, it is your sole responsibility to petition the court for reimbursement of said expenses. Neither the Clerk and Master nor the Tax Attorney will assist in petitioning the court for reimbursement. The purchaser must pay a deed preparation fee and recording fee.

The validity and finality of this sale are subject to a final determination that a proper bankruptcy case has not been filed which would stay this sale and all notices, if required, to the Internal Revenue Service of existing federal tax liens which affect the title have been timely and properly given. The validity and finality of this sale is subject to a final determination that no person having property being sold in this tax sale is serving in the military service on active duty, which under The Soldier’s and Sailor’s Relief Act of 1940 and Service Members Civil Relief Act, would prohibit a tax sale. A tax sale that occurs in violation of these Acts’ prohibition is not valid

ALL TRACTS SOLD AS IS, WHERE IS, WITHOUT REPRESENTATION OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESSED OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE AND SUBJECT TO APPLICABLE ZONING, UTILITIES, RIGHTS OF WAY AND ROADWAYS TO OR ON THE PROPERTY AND ANY OTHER EASEMENTS OF RECORD.

This notice of sale is given to all parties whose names are listed above to all heirs, distributees or representatives of those listed who may be deceased and all parties owning or claiming to own any interest in the respective real property described above. If you have previously been discharged from Chapter 7 or 13 bankruptcy, this is not an attempt to collect the debt from you personally and service as notice of the upcoming sale as required by Tennessee Code Annotated, and/or the Federal Fair Debt Collection Practices.

To get the current delinquent tax amount owed on a parcel, you may call (931) 766-4157.

This 14th, day of February 2025

Kristy Gang, Clerk and Master

Charles W. Holt, Jr., Delinquent Tax Attorney