



MADISON COUNTY

OFFICE OF
PAM CARTER
CLERK AND MASTER
CHANCERY COURT

100 East Main Street, Suite 200

Phone (731) 423-6030

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Jackson, Tennessee

38301-6294

TO: ALL INTERESTED BIDDERS

RE: DELINQUENT PROPERTY TAX SALE

This is to let you know that we will be having a Delinquent Property Tax Sale on September 24, 2020 at 10:00 a.m. on the Second Floor of the Madison County Courthouse in Jackson.

Enclosed you will find information regarding this sale. The terms of the sale are detailed for you. If you have any questions regarding this, please do not hesitate to contact me.

Please note that the amount of the opening bid will be a little more than the amount on the attached list, to cover publication costs and additional statutory fees.

*****Please be sure to arrive a little early in order to register. As you know, we are operating with COVID-19 restrictions in place at this time. Therefore, we will be making adjustments to the normal sale practices to accommodate the requirements for Social Distancing that have been put in place by the Jackson Madison County Regional Health Department and the State of Tennessee.**

Depending on the number of people attending the sale; we may move the sale outside (weather permitting) or we may institute a practice whereby you are present to bid on (only) the parcels which you actually have an interest in. We welcome you to the sale as always, however, we do request that only the party bidding be present. We appreciate your patience in this regard and will attempt to accommodate your interests as best with can while complying the guidelines*.**

I am looking forward to seeing you on the 24th.

Sincerely,

A handwritten signature in cursive script that reads "Pam Carter".

Pam Carter
Clerk and Master

RE: DELINQUENT PROPERTY TAX SALE

DATE: SEPTEMBER 24, 2020

**PLACE: SECOND FLOOR CHANCERY COURT, MADISON COUNTY
COURTHOUSE, JACKSON, TN**

Before bidding is to begin, all interested bidders must register and obtain a number for bidding.

We will request a minimum bid increase of \$50.

This property is being SOLD FOR CASH, AS IS.

The TITLE to property purchased at a Delinquent Tax Sale IS NOT GUARANTEED. Please seek advice from your attorney as to the title of the property you are interested in. You are BUYING AT YOUR OWN RISK.

If the owner does not redeem the property (by paying taxes owed), you will receive a Tax Deed to the property. Please be aware that taxes may have accrued and will continue to accrue on the parcels on this sale list. These taxes may be due and payable if you become the property owner as a result of today's sale.

If the property owner redeems the property, you will receive your purchase price, plus twelve percent (12%) interest, per annum, on your purchase price.

We DO NOT RECOMMEND you making any improvements in the property. If it is necessary to repair for preservation, and the property is redeemed, you will receive a notice of a redemption; then you must file a response with the court, pursuant to statute to seek reimbursement.

**PAM CARTER, CLERK & MASTER
100 E. MAIN, ROOM 200
JACKSON, TN 38301**

(731) 423-6071

EXHIBIT A

Tax yr.	Bill #	Dist	Map#	GP	Ctrl Map	Parcel	Property Address	Owners	Deed Book	Page No.	Amount Due
2013	21621	5	77M	E	77M	25	FAIRGROUNDS ST S 124	INGRAM JOEY & GRETELLE B. INGRAM	683	860	\$ 11,138.28
2014	993	5	78G	L	78G	21	133 MIDDLETON ST	GUY ANDERSON, THOMAS J. CARR, GAINES CARR JR, ROBERT J. FORREST, & CHARLES R. SHAW	87	510	\$ 2,239.48
2014	2781	5	78H	S	78H	18	237 CEDAR ST	FLORA A BEARD & L D BEARD	500	442	\$ 6,807.40
2014	3143	5	78F	H	78G	46	345 STONEWALL ST	ARCHIE DIGGS	149	539	\$ 16,327.61
2014	4217	7	91		91	27.01	266 HUNTERSVILLE DENMARK	BRUCE E BOND & RUTH ANGELA BOND	682	992	\$ 3,946.53
2014	22536	8	76		76	104	223 LOWER BROWNSVILLE RD	MICHAEL JARRELL & DARLENE JARRELL	643	726	\$ 4,707.65
2014	10158	1	109		109	15	HARTS BRIDGE RD	BLOOMER CROOM c/o CAROLYN ROSS	MAP 109	PARCEL 015.00	\$ 4,155.98
2014	21583	5	78J	J	78J	13	335 E DEADERICK ST	HURDE GLADYS & ETHEL HENDERSON	620	345	\$ 14,599.90
2015	10207	9	125		125	5.2	323 ED MOORE RD	RICKY CROWDER & JUDY D. CROWER	638	881	\$ 6,370.86
2015	31308	9	103		103	38.15	94 OUTLOOK RIDGE RD	ANGIE S MOORE & CHAD MOORE	724	237	\$ 2,141.05
2015	43789	10	99		99	166	46 CANE CREEK SPUR	THEUS ENNIS, RUBY THEUS, ENNIS THEUS JR., MARTINO THEUS, & BEVERLY CHISM	167	321	\$ 2,237.94
2015	48380	5	78J	G	78J	29	559 N HAYS AVE	WILLIAMSON MARGARET c/o TEDDY LEE BUTLER	262	464	\$ 3,706.09
2016	1522	2	134		134	11.01	858 BRITTON LN	ASHCRAFT AHRMED & MARY MACLIN	317	255	\$ 10,371.61
2016	3455	5	78J	M	78J	18	123 ELIZABETH ST	WENDY BISHOP THOMAS & LEE BISHOP	681	1228	\$ 4,933.48
2016	4821	5	78G	P	78H	23	152 PRESTON ST	CECIL BRAY AKA CECIL ISABELL	379	328	\$ 4,900.64
2016	15972	9	59		59	22.06	LIBERTY RD	WANDA F SWIFT & WILLIAM L. SILLS	WBWW	314	\$ 3,771.09
2016	15973	9	59		59	22.09	455 LIBERTY RD	WANDA F SWIFT & WILLIAM L. SILLS	WBWW	314	\$ 3,581.90
2016	16679	5	78A	C	78A	21	214 WALNUT ST	GRAVES RUTH HORTON, OSCAR GRAVES, JOHN HENRY GRAVES, JAMES P. GRAVES, RUBA GRAVES, REBA CREASY	324	211	\$ 7,488.73
2016	17213	5	78D	F	78C	7	29 WILDLEAF CV	WILLIE GUNN, MELVIN GUNN, CARL GUNN, & DARRICUS GUNN	256	110	\$ 2,438.29

2016	18928	7	74		74	80	4078 BROWNSVILLE HWY	HAYNES JOEL	681	1568	\$	11,180.48
2016	22308	5	78O	M	78O	12	757 CHESTER ST E	JACOX, JESSIE D.	528	462	\$	3,900.06
2016	17988	5	78M	J	78M	24	CRAIG ST	ANNA HAMPTON, VIRGINIA FITCH, RONNIE HAMPTON, LEE HAMPTON, PAM COLEMAN, FRANCES HAMPTON, DONNIE HAMPTON, BARBARA TART	588	34	\$	3,813.83
2016	22931	5	78N	J	78K	37.02	CARTMELL (W OF) ST	JOHNSON JOHNNY, ETHEL M. JOHNSON, JARVIS R. MILLER JR, THURSTON D. JOHNSON, & TONY L. JOHNSON	561	310	\$	2,897.50
2016	24360	5	78J	V	78J	3	168 HURT ST	KEITH JOHN Y & VIRGINIA KEITH	81	585	\$	3,405.98
2016	24367	5	78K	E	78K	9	431 LEXINGTON AVE	THOMAS PENKAL, CHRISTINA BENBENECK, ROBERT PENKAL	671	116	\$	9,665.39
2016	24368	5	78K	E	78K	9.01	433 LEXINGTON AVE	THOMAS PENKAL, CHRISTINA BENBENECK, ROBERT PENKAL	692	969	\$	2,509.72
2016	39190	5	78B	N	78B	11	220 SIMMS ST	STEPHEN SCALES, JEFFREY SCALES, ALICE SCALES, APRIL SAFA, EMELL SCALES JR., BRODERICK SCALES	574	135	\$	4,915.09
2016	40699	5	78O	C	78O	12	833 COLLEGE ST E	SMITH HENRY L & IVY SMITH	503	630	\$	6,364.06
2016	40678	5	65O	B	65O	25	1201 ROYAL ST	SMITH HENRY	648	401	\$	6,154.71
2016	40684	5	78J	F	78J	50	116 JACKSON ST	SMITH HENRY	621	747	\$	6,965.10
2016	40698	5	78M	L	78M	19	112 DAIRY ST	SMITH HENRY L & IVY SMITH	485	81	\$	7,299.81
2016	40679	5	65O	B	65O	26	1203 ROYAL ST	SMITH HENRY	670	321	\$	4,422.52
2016	40692	5	66A	A	66A	14	53 RAINTREE CV	SMITH HENRY L	645	340	\$	8,779.10
2016	40685	5	78K	A	78K	4	606 WHITEHALL ST	SMITH HENRY	691	1521	\$	4,211.46
2016	40682	5	78B	N	78B	10	224 SIMMS ST	SMITH HENRY	698	170	\$	5,846.19
2016	40681	1	77M	G	77M	8.01	BARR AVE	SMITH HENRY	653	115	\$	3,230.24
2016	42331	10	131		131	27	HWY 18	STRAIN MILTON E JR	430	423	\$	3,393.02
2016	43490	5	78N	A	78M	54	32 JAMES ST	TINA FREE	178	197	\$	3,902.77
2016	45088	5	87B	R	87B	10	131 CARSON ST	MARGARET T. SAVAGE	WBT	27	\$	2,842.42
2016	46306	5	77D	E	66M	49	29 EDENWOOD DR	WARD DEBORAH LYNN & JASON D. WARD	WBV2	894	\$	10,284.24
2016	46564	5	78H	B	78H	8	121 W GRAND AVE	WATKINS SAM & MARY G. WATKINS	651	112	\$	19,675.25
2016	46731	5	78O	E	78P	11	454 COLLEGE ST E	WEAVER BENNIE & TERRI WEAVER	561	421	\$	16,188.83
2016	18983	7	74		74	80.01	4196 BROWNSVILLE HWY	HAYNES WILLIAM JOEL	565	590	\$	3,069.66
2016	27237	5	77L	G	77L	23	307 BURKETT ST	LYTLE ANDY	605	64	\$	2,198.27