

PUBLIC NOTICE
LAND SALE FOR DELINQUENT TAXES
SALE OF REAL PROPERTY BY THE CHANCERY COURT OF MONTGOMERY COUNTY, TENNESSEE
In Accordance With § 67-5-2502 Tennessee Code Annotated, First and Final Publication

DATE: Thursday, September 20, 2018 TIME: 10:01 a.m.

PLACE: Chancery Court Of Montgomery County, 2 Millennium Plaza, Clarksville, Tennessee 37040

NOTICE AND REASON FOR SALE: Delinquent taxes for Montgomery County and/or City of Clarksville

MONTGOMERY COUNTY, TENNESSEE, AND CITY OF CLARKSVILLE TAX SALE #MCCHCVDQ17-1 AND #MCCHCVDQ17-2, THE STATE OF TENNESSEE, in its own behalf and for the use and benefit of MONTGOMERY COUNTY, TENNESSEE AND CITY OF CLARKSVILLE, Plaintiffs, v. DELINQUENT TAXPAYERS as shown by the 2015 Real Property Delinquent Tax Records of the Montgomery County Trustee and City of Clarksville, Defendants.

By virtue of order for sale entered in the above styled cause on August 3, 2018, in the Chancery Court of Montgomery County, Tennessee, I will sell separately at public auction to the highest bidder, for cash in the Montgomery County, Tennessee Chancery Court, 2 Millennium Plaza, Clarksville, Tennessee 37040, on September 20, 2018 at 10:01 a.m., to satisfy liens of unpaid COUNTY and CITY taxes, the hereinafter described properties situated in Montgomery County, Tennessee, and City of Clarksville. No payment of taxes, interest and penalty by delinquent taxpayer can be accepted on the day of the sale because there is insufficient time to handle the administrative details incident to such a procedure. The description of the property is pursuant to an amendment to T.C.A. § 67-5-2502, which allows reference to an instrument number of a deed to be found in the Register's Office, Montgomery County, Tennessee, instead of the old requirement for a meters and bounds description to be given. Purchasers at the tax sale are advised to investigate such deed for the size and location of the parcel that they wish to bid on, and to also investigate the title to such property. Listed prior to the description of each parcel is the sum base total for 2015 and prior years of all City and County taxes for which said sale shall be made. The said total being exclusive of interest, penalties, attorney fees and costs. Opening bid amounts may be obtained from the Clerk and Master of the Chancery Court of Montgomery County at 2 Millenium Plaza, Suite 101, Clarksville, Tennessee 37040 or by phone at (931) 648-5703 prior to the sale.

TERMS OF SALE: CASH, Subject to the Equity of Redemption of one year, and subject to tax liens of any other municipality for any unpaid taxes due them. Said parcel of property together with the names of the owners, the base amount of City and County taxes hereinafter listed and tabulated, are as follows:

Michael W. Dale, Clerk and Master

By: Debbie Bryant

Attorney for Plaintiff: Raymond F. Runyon, Delinquent Tax Attorney, 301 Main Street, Clarksville, Tennessee 37040 (931) 647-3377

Attorney for Plaintiff: Austin Peay, VII, Delinquent Tax Attorney, 121 South Third Street, Clarksville, Tennessee 37040 (931) 647-1501

<u>Property Owner</u>	<u>Map & Parcel #</u>	<u>Property Address</u>	<u>Year</u>	<u>Base Amount*</u>	<u>Deed Reference</u>
Allen III, Henry	043M-0G-02300	313 Southern Drive	2015 County	\$973.00	V1246, 169
Allen, John D.	066E-0G-02100	1120 Dodd Street	2015 County	\$632.00	V1294, 958
Bell, Annie Lee Boyd	055N-B-01300	Parham Drive	2015 City	\$3.00	V314, 789
Bradshaw, Paul I. Etux Carman D.	041N-E-00800	Sanders Road	2015 City	\$3.00	V1028, 1970
Brewer, Anna Catherine M.	0551-H-02300	111 Oak Street	2014 City	\$3,421.22	V101, 923
			2015 City	\$24.00	
Bryant, Randell O. Etal Barbara J. Bryant, David O. Bryant, Marty A. Bryant, and Rhonda K. Bryant	156-00-02100	5736 Hodges Road	2015 County	\$579.00	V421, 0626
Castro, Paul P. Etux Priscilla L.	030P-0B-00300	403 Christopher Drive	2015 County	\$908.00	V1185, 2337
			2015 City	\$367.00	
Eads, Lisanne Mary	088-00-05100	Excell Road	2014 County	\$417.00	V1406, 494
			2015 County	\$431.00	
Ferrell, Mai a/k/a Rose Ferrell a/k/a Rose Tanner	076H-0A-00800	W Clarksville Lake	2015 County	\$8.00	DB112, 360
Gann, Phillip	010-00-01802	270 Shadybrook Lane	2014 County	\$222.00	V1391, 1355
			2015 County	\$229.00	
Grala, Samuel Stanely	044D-0B-00800	1637 Evans Road	2015 County	\$191.00	V1255, 2128
			2015 City	\$77.00	
Hatfield, Mary J.	141-00-13100	4898 Hembree Road	2015 County	\$193.00	V1705, 868
Hurlburt, Bruce	086-00-03900	4355 S Hwy 41A	2014 County	\$394.00	V1176, 2739
			2015 County	\$407.00	
Johnson, Jr. Douglas Etux Julia B. Leckrone, John K. Etux Karen F., John M. Leckrone and James Leckrone	006P-A-02500	W Copeland Court	2015 City	\$50.00	V252, 787
	066L-0A-02400	229 10th Street	2014 County	\$403.00	V525, 580
			2014 City	\$160.00	
			2015 County	\$416.00	
			2015 City	\$168.00	
Life Center Foundation Inc	079D-L-00100	901 Greenwood Avenue	2015 City	\$286.00	V599, 957
Martin, Telak Etux Nicole	032P-0B-02900	Dove Court	2015 County	\$215.00	V1651, 545
			2015 City	\$87.00	
McGregor, James % McGregor, Lula	040-00-03907	Cardinal Lane	2015 City	\$106.00	V1313, 1255
McIllwain, Lee E.	042I-H-01600	408 Beasley Drive	2015 City	\$73.36	V1291, 2572
Metcalf, Yang Mi, Executrix of the Estate of Larry Metcalf	056-00-06800	Wilma Rudolph Boulevard	2011 County	\$1,900.00	V990, 2584
			2012 County	\$1,900.00	

			2013 County	\$1,900.00	
			2014 County	\$1,461.00	
			2015 County	\$1,508.00	
			2011 City	\$1,809.41	
			2012 City	\$1,809.41	
			2013 City	\$750.00	
			2014 City	\$581.00	
			2015 City	\$609.00	
Morrison, Sondra and Harris, Shirley	057A-A-04402	Basham Lane	2015 City	\$3.00	V1565, 1289
Parker, Minnie M., and Edna D. Parker	079F-0H-03000	1013 Ridgecrest Drive	2014 County	\$436.00	V484, 1574
			2014 City	\$276.26	
			2015 County	\$450.00	
			2015 City	\$182.00	
Pryor, Lisa Brandon Etal Scarlett Pryor, Matthew Pryor, and Brandon Pryor	090H-0B-02000	129 Greenland Farms Drive	2015 County	\$932.00	V1390, 1579
			2015 City	\$376.00	
Quintana, Armando A. Etux Quintana, Phyllis	054H-E-02900	622 Wagon Trail	2015 City	\$124.00	V653, 963
Rush, Frank	134-00-05600	Old Metal Road	2015 County	\$15.00	V377, 138
Tiner, Thomas W.	043F-0P-03700	121 Meadowbrook Drive	2014 County	\$120.00	V1608, 2048
			2015 County	\$124.00	
			2015 City	\$50.00	
Trejo, Ruben	054E-C-01305	403 Shelby Street	2015 City	\$229.00	V1405, 483
Wallace, Tyler Etal Jacob Chester	131-00-02201	4151 Southside Road	2015 County	\$114.00	V1657, 1264
Wickham, Benton H.	091-00-08700	1586 River Road	2015 County	\$763.00	V28, 88
Wyatt, Mary M.	066E-D-00900	1224 Vine Street	2014 City	\$213.00	V545, 408
			2015 City	\$628.37	

***Penalty, interest, additional fees and court costs not included in base amount.**