

IN THE CHANCERY COURT FOR SEVIER COUNTY, TENNESSEE

STATE OF TENNESSEE, EX REL

VS.

No. 16-3-128

DELINQUENT TAXPAYERS, ET AL

DELINQUENT LAND TAX SALE NOTICE

In obedience to a Decree of Sale of the Chancery Court of Sevier County, Tennessee, at Sevierville, Tennessee, pronounced in the above styled case, I will on Saturday, December 3, 2016 at the hour of 10:00 A.M. in the Chancery Courtroom of the Sevier County Courthouse in Sevierville, Tennessee, sell to the highest and best bidder, the several tracts or parcels of land in said decree described, the same being property on which the owners are delinquent with taxes located in various named districts of Sevier County, Tennessee. The respective owners, the description of the property, the total amount of delinquent tax, interest, penalties, fees, etc., the district where located and description by tax parcel number is as follows: See attached Exhibit "A",

Said sale will be made for CASH. The Clerk and Master and/or Delinquent Tax Attorney will sell each tract or parcel of land separately. Said sale will be made subject to the rights of redemption and subject to any and all state, county, and municipal taxes, if any, for subsequent years.

This the 26th day of October, 2016.

Carolyn P. McMahan, Clerk & Master

Jerry H. McCarter, Delinquent Tax Attorney

SALE ANNOUNCEMENT, DELINQUENT TAX SALE, SEVIER COUNTY, TENNESSEE

1. Property to be sold, pursuant to Delinquent Land Tax Sale Notice published in the _____ Mountain Press _____ on the 3rd day of December, 2016 pursuant to Decree of Sale of the Chancery Court of Sevier County, Tennessee.
2. All properties will be sold subject to the statutory right of redemption and any and all state, county and municipal taxes for the years N/a. In the event you should purchase a tax sale parcel, you should check with the Sevier County Trustee's Office for taxes owing on the property subsequent to the year N/a and you should pay these immediately. Further, you should check any municipality for any unpaid taxes. No warranties are made as to the status of title.
3. All sales shall be for cash; checks will be acceptable upon approval of the Clerk and Master.
4. Sales procedure:
 - A. The Auctioneer will announce prior to the sale of each tax parcel:
 1. The sale number
 2. The tax roll number
 3. The tax years for which the property is being sold
 4. The tax parcel number
 5. The total amount owed on the respective parcel
 6. The present owner according to the Tax Assessor's records
 - B. Opening bid
 1. The opening bid must be an amount no less than the total amount due on the respective tax parcel.
 2. If there is no opening bid, the Clerk and Master will bid in the tax parcel for the County.
 - C. Purchaser
 1. Please announce your name immediately upon the purchase of a tax parcel.
 2. At the end of the sale, come to the front and a clerk will complete your contract.
 - a. Give her your name, address, and telephone number
 - b. Sign the contract
 - c. Obtain a copy of your contract
 - d. Take your contract to the Receipt Table and pay for the tax parcel.

Should the purchaser fail to execute the contract and pay for the purchase before the termination of the sale, the Auctioneer will announce for the person to report to the Contract Table. In the event the purchaser fails to do so, the parcel will be re-auctioned.
5. The tax sale property may be redeemed within one (1) year from the entry of the Decree Confirming the Sale upon the records of the Chancery Court pursuant to T.C.A. 66-8-101, and other applicable code sections.
6. DECREE CONFIRMING SALE. This property is sold subject to a Decree Confirming Sale. When the sale is confirmed a decree confirming the sale will be mailed to the Tax sale purchaser for each tax sale parcel purchased. The decree will be certified so that it may be recorded in the office of the Register of Deeds for Sevier County, Tennessee. The decree is a muniment of title and should be recorded.

7. REDEMPTION. The property can be redeemed at any time during the one (1) year succeeding the date the Decree Confirming Sale is entered on the minutes of the Chancery Court for Sevier County, Tennessee. Upon redemption, the purchase price plus ten (12%) percent per annum interest on the purchase price from the date of sale, plus any taxes paid by you for subsequent years will be refunded to you. After redemption, your refund check, Report of Redemption and Order of Redemption will be mailed to you by the Clerk and Master's Office.

8. SUBSEQUENT TAXES. Taxes are due and payable the 1st day of October of each year. A tax suit is filed in the Chancery Court in April of each year, by statute, for the collection of delinquent taxes. In order to avoid the placing of your tax sale parcel in the succeeding delinquent tax suit, you should pay the taxes on those parcels for the years after the last year for which the property is sold for delinquent taxes. Failure to pay the succeeding years' taxes in the County Trustee's Office and/or the Clerk and Master's Office can result in your tax sale parcel being processed again for delinquent taxes in a delinquent tax suit and can result in additional penalties, interest, attorney fees, and court costs accruing against the delinquent tax parcel. After you have paid taxes for subsequent years to the Trustee for Sevier County or city hall, please take your receipt(s) to the Clerk and Master's Office to be copied for their records or you may not get this money back!

9. ADDRESS. Please notify the Clerk and Master's Office if your address should change during the one (1) year redemption period. After you have registered your Decree confirming Sale or tax deed, please notify the Sevier County Tax Assessor's Office of any change of address.

Jerry H. McCarter, Delinquent Tax Attorney

DELINQUENT TAX SALE DECEMBER 3, 2016
EXHIBIT A

<u>TAX SALE#</u>	<u>ASSESSED/CURRENT/LIENHOLDER</u>	<u>DESCRIPTION OF PROPERTY</u>	<u>TOTAL DUE</u>
4942	BAER SCOTT & FELICIA BAER (Assessed/Current)	043K-C-043N-010.00, Dist. 1, Lot No. 4, Eagle Point of English Mountain, Sec L (See WD 2547, Page 387)	\$ 895.46
4943	BARBIER FRANK & PAM BARIER (Assessed/Current)	081-081-062.00, Dist. 10, .512 Acre, Dupont Springs Rd(See WD 446, Page 89)	\$ 1,138.36
4944	BAS-KNOX LLC (Assessed/Current)	095H-A-095H-002.02-001, Dist. 5, Golf View Blvd, Golf View Resort PUD PH 4, Lot 16A, City of Pigeon Forge (See WD 635, Page 445)	\$ 3,902.39
4945	BAS-KNOX LLC (Assessed/Current)	095H-A-095H-002.02-002, Dist. 5, Golf View Blvd, Golf View Resort PUD PH 4, Lot 16B, City of Pigeon Forge (See WD 635, Page 445)	\$ 3,902.39
4946	BAS-KNOX LLC (Assessed/Current)	095H-A-95H-003.02, Dist. 5, Golf View Blvd, Golf View Resort Community, Future Development, .43 Acre City of Pigeon Forge (See WD 635, Page 445)	\$14,095.53
4947	BELLRIVE ERIC A/K/A ERIC BELLERIVE (Assessed/Current)	0640-A-064N-032.00, Dist. 3, Lot 137, Fiesta Hills Sec C, Elm Dr (See WD 558, Pg 704)	\$ 980.25
4948	BEEBOUT CHARLES & DELORES BEEBOUT (Assessed/Current)	043N-C-043K-058.00, Dist 1, Lot 61, Sec 28, Magnolia Pl, English Mountain(See WD 225, Page 54)	\$ 802.11
4949	BOLING J R & WENDELL SPENCE (Assessed/Current)	085I-I-084M-001.00-140, Dist. 4, 1830 Billard Way, Unit 140 of 80 Acres PUD (See WD 2215, Page 117 & WD 2216, Page 214)	\$ 3,809.75
4950	BRANCH BANKING & TRUST CO (Assessed/Current)	108-108-082.05, Dist. 2, Duck Pond Ln, 1.05 Acre (See WD 2191, Page 453)	\$ 1,658.63
4951	BRASHEAR MARILYN A/K/A MARILYN KARAPONDO (Assessed/Current)	043K-B-043K-015.00, Dist. 1, John Sevier Dr, Lot 101, English Mountain, Sec R (See WD 256, Page 251)	\$ 716.68

4952	BRYAN DOANE ET AL (Assessed/Current)	019-019-042.09, Dist. 15, Kerr Rd, Bryan Wood Cove, Lot 1(See WD 593, Pg 127)	\$ 2,691.32
4953	BUNKE DENNIS (EST) (Assessed/Current)	043K-C-043K-065.00, Dist. 1, Leatherwood Dr, Lot 76, English Mountain, Sec 28 (See WD 474, Page 477)	\$ 978.82
4954	BURKHART SANDRA & MICHAEL D BURKHART TRUSTEES (Assessed/Current) Fifth Third Mortgage Co (Lienholder)	0290-A-029J-043.00, Dist. 15, Mary Alice Way, Lot 43, Fox Vista, Phase 2, 1.39 Acres(See WD 2703,Pg 599)	\$ 4,331.57
4955	CAMPORINO JUAN (Assessed/Current)	029-029-073.21, Dist. 15, Fawn View Dr, Lot 15, Fawn Lake Acres, 5.54 Acres (See WD 380, Page 528)	\$ 2,197.03
4956	COTTER WESLEY DAVID & ABBY N COTTER Assessed/Current) Vanderbilt Mortgage (Lienholder)	134-134-052.11, Dist. 6, Cotter Way, Dallas Cotter Property, Lot 5B, .80 Acre (See WD 2817, Page 788) (See TD 2812, Page 507)	\$ 1,554.69
4957	CAVINS HAZEL JANE A/K/A HAZEL CURRY (Assessed/Current) Suntrust Bank (Lienholder)	107-107-120.00, Dist. 2, 1020 Powder Mill Rd, .38 Acre(See WD 1026, Pg 64) (See TD 2675, Pg 388 & TD 2255, Pg 368)	\$ 3,331.47
4958	CAVINS HAZEL JANE A/K/A HAZEL CURRY (Assessed/Current) Suntrust Bank (Lienholder)	107M-E-107M-001.01, Dist. 2, Powdermill Rd, Smith- Barnes S/D, PO Lot 19, .10 Acre(See WD 1026, Page 64) See TD 2675, Pg 388 & TD 2255, Page 368)	\$ 730.21
4959	CRAWFORD LOY & SHIRLEY CRAWFORD (Assessed/Current)	106M-B-106M-009.00, Dist. 11, Silver Poplar Lane, Lot 929, Sky Harbor, Sec L, Ridgefield Community (See WD 246, Page 359)	\$ 1,991.98
4960	DAGHER ASSAD (Assessed/Current)	086I-B-085L-009.00, Dist. 13, Lot 30, Catons Chapel Rd, Chapel Hills S/D (See WD 270, Page 245 & Book 1821, Page 36)	\$ 2,070.77

4961	E & R ENTERPRISES (Robert S Holland Estate) (Assessed/Current)	107G-A-107G-016.00, Dist. 5, Lot 1712, Piney Drive Sky Harbor(See WD 449, Page 663)	\$ 3,740.12
4962	E & R ENTERPRISES (Robert S Holland Estate) (Assessed/Current)	107J-B-1070-046.00, Dist. 11, Lot 1900, Off School House Gap Rd, Lakeview, Sky Harbor (See WD 449, Page 663)	\$ 2,526.90
4963	FAMADA MARIO (Assessed/Current)	038L-B-038L-024.00, Dist. 5, Norlil Rd, Allensville Ridge Ph 2, Lot 93, .16 Acre(See WD 665, Pg 313)	\$ 1,496.38
4964	FERGUSON MARK LEE ALLEN (Assessed/Current)	093-093-104.00, Dist. 16, Wears Valley Rd, .22 Acre (See WD 1118, Page 692)	\$ 1,907.94
4965	FIELDS RANDY L EST. (Assessed/Current)	043N-B-043N-019.00, Dist. 1, Lot 10, Chestnut Ridge Ct, English Mountain Sec E (See WD 451, Page 316)	\$ 1,852.16
4966	GATLINBURG-SMOKY MTN INC (Assessed/Current)	066-066-021.06, Dist. 1, Off Camp Hollow Rd, Tract 1C, .80 Acre (See WD 311, Page 20)	\$ 1,668.19
4967	GLEASON CAROLYN A (Assessed/Current)	107P-E-107P-024.00, Dist. 11, Sky View Dr W, Sky Harbor, Skyview Community Lot 718 (See WD 327, Page 358)	\$ 1,009.61
4968	GOODSTEIN MICHAEL ETAL (Assessed/Current) Shagbark Property Owners (Lienholder)	113D-A-113D-037.00, Dist. 16, Emerald Springs Loop, Lot 4, Shagbark Sec 16C (See WD 435, Page 738)	\$ 1,129.00
4969	GRUENZEL RONALD R & BETTY M GRUENZEL ESTS. CO-TRUSTEES OF THE GRUENZEL FAMILY TRUST (Assessed/Current)	043N-D-043N-048.00, Dist. 1, John Sevier Drive, Lot 2, English Mountain Sec B-A (See WD 500, Page 164)	\$ 996.70
4970	HOBBS CHARLES S & MARJORIE M HOBBS (Assessed/Current)	113G-A-113G-021.02, Dist. 16, Shagbark Sec. 15, Clear Fork Rd N (See WD 2199, Page 487)	\$ 790.06
4971	HOBBS CHARLES S & MARJORIE M HOBBS (Assessed/Current)	113G-A-113G-021.01, Dist. 16, Shagbark Sec 15, Clear Fork Rd N (See WD 2199, Page 487)	\$ 978.66

4972	HOFFMAN DEVELOPMENT LLC (Assessed/Current)	054J-A-054J-018.00, Dist. 1, Shagbark St, English Mountain Sec 35R, Lot 78 (See WD 3036, Page 324)	\$ 255.67
4973	INNES JENNIFER (Assessed/Current) Shagbark Property Owners (Lienholder)	113E-A-113C-026.00, Dist. 16, Sugar Maple Loop Rd., Shagbark Sec 22, Lot 18 (See WD 3308, Page 569)	\$ 621.22
4974	JOHNSON HOWARD T (Assessed/Current)	016P-C-025A-018.00, Dist. 14, Big Buck Ln, McCleary Pointe, Lot 18, .70 Acres (See WD 1451, Page 73)	\$ 3,108.70
4975	KING GARY R ET AL (Assessed/Current)	127H-D-127H-039.00, Dist. 11, Woodland Drive, Lot 27, Laurel Ridge, Gatlinburg City Limits (See WD 2361, Page 821 & WD 266, Page 681)	\$ 3,700.69
4976	LIEBERT ROBERT M EST. DIANE E LIEBERT (Assessed/Current) Camp Hollow Acres Owners (Lienholder)	066F-A-066F-018.00, Dist. 1, Wesley Dr, Lot 6R, Camp Hollow Acres (See WD 190, Page 5) (See Lien 3652, Page 344)	\$ 2,471.56
4977	LONG RONALD L & MELODY L LONG (Assessed/Current)	094F-A-094F-019.00, Dist. 1, 3526 Town Overlook St, Lot 19, Vickwood Hills, Pigeon Forge City Limits (WD 4153, Page 115)	\$ 3,102.94
4978	MEADOWS TODD E (Assessed) Gene Shambaugh Estate & Frances(Current)	106M-B-106M-006.00, Dist. 11, Silver Poplar Lane, Sky Harbor Sec L, Lot 926, Ridgefield Community (See WD 364, Page 605 & Chancery Court S6, Pg 116)	\$ 1,558.37
4979	MEREDITH DANIEL & DALE MEREDITH (Assessed/Current)	062E-D-062E-037.00, Dist. 4, 1474 Dewberry Lane, Mountain Meadows Estates Phase 1, Sevierville City Limits (See WD 1845, Page 708)	\$ 9,985.31
4980	MI DOT (Assessed/Current)	126L-A-126L-012.00-008 Dist. 11, 511 Parkway U 115, River Bend Mall, Gatlinburg City(WD 403, Page 167)	\$10,521.72

4981	MOERSDORF LLC (THOMAS CINDY R SHERIFF) (Assessed/Current)	116C-C-116C-048.00, Dist. 11, Lady Slipper Lane, Hemlock Hills, Lot 15-B (See WD 666, Page 79)	\$ 1,909.20
4982	O BRIEN RYAN (Assessed/Current)	124L-A-124L-008.00, Dist. 6, Off Cove Mtn Rd, Wears Valley Overlook, Part of Lot#41 (See WD 2913, Page 167)	\$ 552.69
4983	O BRIEN RYAN (Assessed/Current)	124L-A-124L-010.00, Dist. 6, Off Cove Mtn Rd., Wears Valley Overlook, Lot#35 (See WD 2913, Page 167)	\$ 502.32
4984	O BRIEN RYAN (Assessed/Current)	124L-A-124L-011.00, Dist. 6, Off Cove Mtn Rd., Wears Valley Overlook, Lot 34 (See WD 2913, Page 167)	\$ 552.69
4985	PENDERGRASS GLEN A & DEBBIE W (Assessed/Current)	106M-B-106L-057.00, Dist. 11, Fir St E, Sky Harbor, Lot 232, Skiview Com. (See WD 245, Page 88)	\$ 1,973.94
4986	P IGG EVON (Assessed/Current)	049M-A-049M-042.00, Dist. 5, McMahan Ave., Lot 30, S W McMahan Farm, City Of Sevierville Limits (See WD 1046, Page 202)	\$ 721.33
4987	P I L A R S K I, E D W A R D H E S T A T E & R I C H A (Assessed/Current)	043N-A-043N-001.00, Dist. 1, Leatherwood Dr, Lot 12, English Mountain Sec 25 (See WD 233, Page 31)	\$ 985.26
4988	R E E D M A C K E S T A T E & B E T T Y R E E D E S T A T E (Assessed/Current)	114-104-135.25, Dist. 6, Misty Shadows Dr, Misty Shadows S/D, Reserved Area, .63 Acre (See WD 287, Page 111)	\$ 1,443.96
4989	S & M R E N T A L S (Assessed/Current)	094-094-129.04, Dist. 5, Pine Mtn Rd, Part of Lot 25, Vickwood Hills S/D, Pigeon Forge City Limits (See WD 1647, Page 20)	\$ 674.61
4990	S & M R E N T A L S (Assessed/Current)	094J-E-094G-001.00-039, Dist. 5, Chickasaw Gap Way, Lot 39, Arrowhead Resort, Pigeon Forge City (See WD 637, Page 180)	\$ 1,973.61

4991	S & M RENTALS (Assessed/Current)	094J-E-094G-001.00-041, Dist. 5, Chickasaw Gap Way, Lot 41, Arrowhead Resort, Pigeon Forge City (See WD 637, Page 180)	\$ 1,973.61
4992	S & M RENTALS (Assessed/Current)	094J-E-094G-001.00-042 Dist. 5, Chickasaw Gap Way, Lot 42, Arrowhead Resort, Pigeon Forge City (See WD 637, Page 180)	\$ 1,973.61
4993	S & M RENTALS (Assessed/Current)	094J-E-094G-001.00-092 Dist. 5, Chickasaw Gap Way, Lot 12-A, Arrowhead Resort, Pigeon Forge City (See WD 637, Page 180)	\$ 1,973.61
4994	SKL LLC (Assessed/Current)	137A-A-137A-001.00,Dist. 11, Zurich Rd, Lot 40, Tyrolea Sec. 4, Gat. City (See WD 4200, Page 298)	\$ 1,349.03
4995	STAGG NADINE MARIE (Assessed/Current)	066-066-065.00, Dist. 1, 4426 Wilhite Rd, 4.46 Acres(See WD 414, Pg 373)	\$ 2,111.29
4996	SWANSON RICHARD D (Assessed/Current) Shagbark Property Owners (Lienholder)	113L-A-113F-037.00, Dist. 16, Sugar Maple Loop Rd, Lot 29, Shagbark, Sec 22 (See WD 337, Page 457)	\$ 514.02
4997	WEEKS JAMES CHARLES & JONINA MARIE WEEKS (Assessed/Current)	136D-E-136D-047.00, Dist. 11, Tamins S, Tyrolea Sec 4, Block K, Lot 25, Gatlinburg City (See WD 364, Page 523)	\$ 1,469.62
4998	WELCH ELLEN M ESTATE & ESTATE OF DITT T WELCH (Assessed/Current)	054G-C-054G-054.00, Dist. 1, Redbud Ln, English Mtn Sec 34 Rev, Lot 90 (See WD 231, Page 77)	\$ 1,301.75
4999	WHITE JAMES ALEXANDER ESTATE WILLIAM ERIC WHITE (Assessed/Current)	107O-A-117B-010.00, Dist. 11, Rhododendron Ln, Sky Harbor, Sec H, Skyview Community, Lot 808 (See WD 3225, Page 767)	\$ 2,896.84

5000	WILLIAMS PATRICIA L A/K/A PAT L RATZ (Assessed/Current)	0430-B-0430-002.00, Dist. 1, Beechwood St, English Mtn Sec. 29, Lot 24 (See WD 392, Page 200)	\$ 826.31
5001	WOLOCH ALEX W (Assessed/Current) The Summit Homeowners Eastman Credit Union Mountain National Bank (Lienholders)	092-092-116.00, Dist. 16, Smoky Bluff Trail, Lot 77 of The Summit Phase 1, being 1.11 Acres (See WD 2646, Page 280) (Liens 4297/629, 4102/77, 3542/445, 3290/693 & 3479/134)	\$ 9,427.42
5002	WOLVERTON MOUNTAIN LLC (Assessed/Current)	1130-B-1130-016.00, Dist. 6, Hatcher View Way, Lot 16-R, Burchfiel Heights Resub (See WD 1353, Page 117)	\$ 1,695.02
5003	WOLVERTON MOUNTAIN LLC (Assessed/Current)	1130-B-1130-017.00, Dist. 6, Hatcher View Way, Lot 17-R, Burchfiel Heights Resub (See WD 1353, page 117)	\$ 1,695.02
5004	WOLVERTON MOUNTAIN LLC (Assessed/Current)	1130-B-1130-018.00, Dist. 6, Hatcher View Way, Lot 18-R, Burchfiel Heights Resub (See WD 1353, Page 117)	\$ 1,695.02
5005	WOLVERTON MOUNTAIN LLC (Assessed/Current)	1130-B-1130-019.00, Dist. 6, Hatcher View Way, Lot 19-R, Burchfiel Heights Resub (See WD 1353, Page 117)	\$ 1,695.02
5006	WOLVERTON MOUNTAIN LLC (Assessed/Current)	1130-B-1130-020.00, Dist. 6, Hatcher View Way, Lot 20-R, Burchfiel Heights Resub (See WD 1353, Page 117)	\$ 1,695.02
5007	WOLVERTON MOUNTAIN LLC (Assessed/Current)	1130-B-1130-021.00, Dist. 6, Hatcher View Way, Lot 21-R, Burchfiel Heights Resub (See WD 1353, Page 117)	\$ 2,615.62
5008	WYRICK CLIFTON EUGENE ESTATE & BILLIE MAE WYRICK (Assessed/Current)	106M-B-106M-002.00, Dist. 11, Silver Poplar Ln, Lot 922, Sky Harbor Sec L, Ridgefield Community (See WD 230, Page 141)	\$ 957.62

