



Instrument # 277689
Filed/Recorded 10/11/2016 10:44 A
15 Pages Recorded
Becky Buie, Chancery Clerk
Pike County Mississippi

Chancery Clerk s Conveyance
Land Sold for Taxes
(Title 39, Div 10, Mississippi Code 1942. As Amended)

The State of Mississippi
County of Pike

41742

Be it known that GWENDOLYN J NUNNERY, Tax Collector of said
County of Pike, did on the 25TH day of AUGUST A.D., 2014
according to law, sell the following described land, situated in said
county and assessed to CALLON CANE to wit:

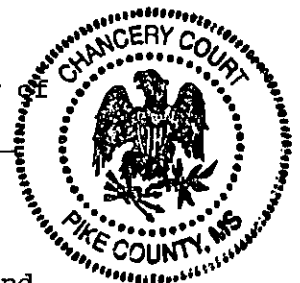
Description of Land:

PT SW1/4 NE1/4 NW1/4 SPLIT FROM 800724E
ZN:X- 28113C0/150C
Parcel No: 800724-F S-T-R: 11-02 -08 PPIN 25478 YR 2013
Deed Book 514 Page 893

For the taxes assessed thereon for the year, A.D., 2013, when
LONGBRANCH PROPERTIES LLC became the best bidder therefore, at
and for the sum of 132.90 dollars and the same not having been redeemed
I therefore sell and convey said above described land to the said
LONGBRANCH PROPERTIES LLC P O BOX 458
MCCOMB, MS 39649

Given under my hand and official seal of said office, this 10TH day of
OCTOBER A.D., 2016.

Becky Buie
Chancery Clerk
Ej. Shubn Shug P.C.

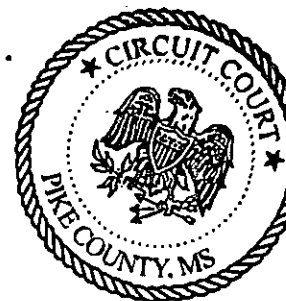


The State Of Mississippi
County of Pike

Personally appeared before me, the undersigned authority of law in and
for the county and state aforesaid, the within named
BECKY BUIE, CHANCERY CLERK
in and for the said county and state, who acknowledged that he signed
and delivered the foregoing instrument on the day and year therein
mentioned.

Given under my hand and official seal of office at my office at
MAGNOLIA, Mississippi, this 10TH day of OCTOBER A.D., 2016.

Roger A. Graves by: *Janita H. Pounds, D.C.*
CLERK CIRCUIT COURT Pike County, Mississippi



County actual postage fee (Section 27-43-3)	20.57
Publishers fee (if paid by county) (Section 25-7-21)	
Served 1st Sheriff Notice (Section 27-43-3)	70.00
Served 2nd Sheriff Notice (Section 27-43-3)	
Identify record owners (Section 27-43-3)	50.00
Recording list, each subdivision (Section 25-7-21(4)(a))	1.00
Issue 1st sheriffs notice (Section 27-43-3)	4.00
Mail 1st owners notice (Section 27-43-3)	3.00
Issue 2nd sheriffs notice (Section 27-43-3)	
Mail 2nd owners notice (Section 27-43-3)	
Issue each lienor notice (Section 27-43-11)	
Recording each conveyance (Section 25-7-21(4)(d))	10.00
Abstracting each subdivision (Section 25-7-21(4)(e))	1.00
Certify amount to redeem (Section 25-7-9(1)(a))	1.00
Certify release from sale (Section 25-7-9(1)(a))	1.00
Redemption fee 3% x line 32 (Section 25-7-21(4)(f))	4.85
TOTAL (to be collected from purchaser) Charge against said land	166.42

Grantor/Preparer:
BECKY BUIE, CHANCERY-CLERK
P O BOX 309
MAGNOLIA, MS 39652

601-783-3362

Grantee:
LONGBRANCH PROPERTIES LLC
P O BOX 458
MCCOMB, MS 39649
601-551-6369

Indexing Instructions: TC+ NE1/4 NW1/4 S-T-R 11-02-08

CANCienne Reid
PPIN 25478
YOUR AFFORDABLE HOUSING ET HACIEND
C/O JAMES GILMORE
1109 NEHL CIRCLE
MCCOMB, MS 39648

First Tax Sale Affidavit

Land Owner:

PPIN: 25478

Parcel No. 800724-F

TAX YEAR: 2013
Courtesy Notice:
10/30/14

Grantor	Grantee	Inst Type	Date Filed	Deed Reference	Maturity Date	Land Description	Comments
Hiram Smith	Your Affordable Housing	QCD	7-30-14	259739		11-2-8 5035 MAG-HV:110 RD	Mobile: <input checked="" type="checkbox"/>
Reid Cancienne	Hiram Smith	QCD	7-10-14	259251		Improper Deeds - NO DT-	H/E: <input checked="" type="checkbox"/>
Doug Touchstone Clerk	Reid Cancienne	TXD	7-10-14	259227			LRAPP: <input checked="" type="checkbox"/>
— TAX ASSESSOR still has in name of Reid Cancienne —							L/R Receipts <input checked="" type="checkbox"/>
							MV: <input checked="" type="checkbox"/>
#259251 shows DISCREPANCY in Grantor on top of Page & in Body of Deed-							Prev. Tax Redemp: 12pd 8-10-15 by Jaymes & Amor
							UCC Liens <input checked="" type="checkbox"/>
							Court: <input checked="" type="checkbox"/>
							Federal Tax Liens <input checked="" type="checkbox"/>
							Construction Liens <input checked="" type="checkbox"/>
							LIS PENDENS <input checked="" type="checkbox"/>
							Obits: <input type="checkbox"/>
							Circuit Judgments: <input type="checkbox"/>
							Mapping Change Form: - Prop. Not transfer from CANCienne - Due to error in State Tax Liens: Grantee info-
							Accurate Website: <input type="checkbox"/>

Landowner Notices

1 st Landowner Notice	2 nd Landowner Notice	1 st Sheriff Notice	2 nd Sheriff Notice
<p>3-1-16</p> <p>PPIN 25478 YOUR AFFORDABLE HOUSING ET HACIENDA C/O JAMES GILMORE 1109 NEHI CIRCLE MCCOMB, MS 39648 Rec 3-5-16</p>		<p>3-1-16 P.Ke</p> <p>PPIN 25478 YOUR AFFORDABLE HOUSING ET HACIENDA C/O JAMES GILMORE 1109 NEHI CIRCLE MCCOMB, MS 39648</p> <p>unable to serve - not residence per S.O. Return</p>	
<p>3-1-16</p> <p>PPIN 25478 YOUR AFFORDABLE HOUSING ET HACIENDA C/O HIRAM SMITH 1053 CRESTVIEW LN MCCOMB, MS 39648 Rec by Peggy Smith 3-4-16</p>		<p>3-1-16 P.Ke</p> <p>PPIN 25478 YOUR AFFORDABLE HOUSING ET HACIENDA C/O HIRAM SMITH 1053 CRESTVIEW LN MCCOMB, MS 39648</p> <p>P/S to Peggy Smith, wife of Hiram Smith 3-3-16</p>	
<p>6-1-16</p> <p>PPIN 25478 CANCIEENE REID 127 S SERVICE RD RACELAND, LA 70394 Rec 6-27-16 unable to read signature</p>			

Clerk's First Affidavit

I, Becky Buie, Chancery Clerk of Pike County, Mississippi, having been sworn, state under oath, the actions noted on preceding page were taken to notify owners and lien holders on referenced property. This the 11th day of October, 2016.

Becky Buie
Becky Buie, Chancery Clerk

By: Sharon Slu D. C.

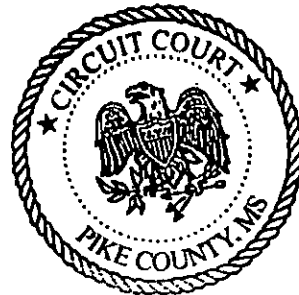


Sworn to and subscribed before me this the 11th day of October, 2016.

Roger A. Graves
Roger Graves, Circuit Clerk

By: Juanita H. Pounds D. C.

My Commission Expires 01-02-2020



PIKE COUNTY, MISSISSIPPI
Clerk's Second Tax Sale Affidavit

Tax Year: 2013 Date of Tax Sale: 8/25/2014 Parcel No: 800724-F PPIN No: 25478

Property Owner's Name (As Assessed for 2013): Callon Cane
Mailing Address on Tax Record for 2013: 483 Airport Rd
Natchez MS 39120 8204
Property Address: 5035 MAG-HVILLE RD Phone No. 601-442-8224

Property Description from Tax Records: PT SW1/4 NE1/4 NW1/4 S-T-R 11 02 08

In accordance with Section 27-43-3 of the Mississippi Code of 1972, I, Becky Buie, Chancery Clerk of Pike County, MS, having been sworn, state under oath the following:

Newspaper Publication: July 12, 2016 and August 3, 2016

Courtesy Cards: October 30, 2014

Mortgage/Lien holders:

<u>Mortgage/Lien holder</u>	<u>Date Received</u>	<u>Signed By:</u>	<u>Returned By PO</u>
None Found			

Landowner Notices:

<u>Landowners</u>	<u>Date received</u>	<u>Signed by</u>	<u>Returned By PO</u>	<u>Reason</u>
3/1/16 Your Affordable Housing Et Hacienda Properties c/o James Gilmore 1109 Nehi Circle McComb MS 39648	3/5/16	Unable to read signature		
3/1/16 Your Affordable Housing Et Hacienda Properties c/o Hiram Smith 1053 Crestview Ln McComb MS 39648	3/4/16	Peggy Smith, wife of Hiram Smith		
6/1/16 Cancieene Reid 127 S Service Rd Raceland LA 70394	6/27/16	Unable to read signature		

Sheriff Returns:

<u>Person to be Served:</u>	<u>County</u>	<u>Returned Date</u>	<u>Served</u>	<u>Reason</u>
3/1/16 Your Affordable Housing Et Hacienda Properties c/o James Gilmore 1109 Nehi Circle McComb MS 39648	Pike			Unable to serve, not residence per sheriff return
3/1/16 Your Affordable Housing Et Hacienda Properties c/o Hiram Smith 1053 Crestview Ln McComb MS 39648	Pike	3/3/16	Peggy Smith, wife of Hiram Smith	

Researched Ownership Using Following Records: Mark with an X to indicate:

Abstract Records	X	Obituaries	X	Prior Tax Sales	X	911 Records	X
Internet	X	Prior Redemptions	X	Telephone Book	X	Voter's Reg.	X
Court	X	UCC	X	Federal Tax Lien	X	Construction Liens	X
Lis Pendens	X	Mobile Homes	X	Accrint Web-site	X		

Notes:

04-14-10 No Liens. Tommy Puckett paid 2006 taxes because he was to purchase property from Cane Callon. Talked with Mr. Puckett today & he said due to current circumstances he may not follow thru with purchase. His phone #601-783-9098. No deed has been given to him from Cane Callon as of 4-14-10
08-11-10 Called Cane Callon 601-445-5268 & left message about dead line for '07 taxes. Still no deed filed to Tommy Puckett on this prop.
08-23-10 Cane Callon called for '07 tax amt.
8/25/14 Hiram Smith called from 601-238-3012 and check to see if taxes were paid. FL
06/13/16 Reid Cancienne received txd on this property for 2010 tx. He did qcd to Hiram Smith on 7/10/14 but their was problem with document which was prepared by Hiram Smith. Tax Assessor called Hiram Smith about problem & he never corrected document. Therefore, tax assessor has not transferred property out of Reid Cancienne's name. sb

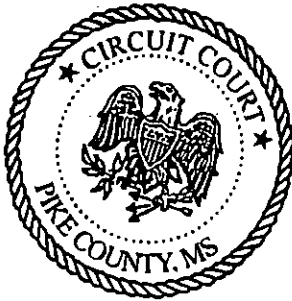
Becky Buie, Chancery Clerk, Pike County, Mississippi

By: Shelba Blue D. C.



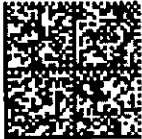
Sworn to and subscribed before me this the 11th day of October, 2016
Roger Graves, Circuit Clerk

By: Juanita H. Pounds, D. C.
My Commission Expires: 1-2-20



Pike County Chancery Clerk
Becky Buie
PO Box 309
Magnolia MS 39652

US POSTAGE AND FEES PAID
FIRST-CLASS
Mar 01 2016
Mailed from ZIP 34747
1 oz First-Class Mail Letter



endiaa.com

071S00777793

USPS CERTIFIED MAIL



9414 8102 0082 8930 8023 97

C/O JAMES GILMORE
YOUR AFFORDABLE HOUSING ET HACIENDA
1109 NEHI CIRCLE
MCCOMB MS 39648



NOTICE OF DELINQUENT PROPERTY TAXES

DATE:	TAX YEAR:	PARCEL NUMBER:	PPIN:
03/1/2016	2013	800724-F	25478-0
LEGAL DESCRIPTION: PT SW1/4 NE1/4 NW1/4 SPLIT FROM 800724E			
DEED: INST - 259739		DATE FILED: 07/30/2014	
<p>The above mentioned parcel is assessed to you or supposed to be owned by YOUR AFFORDABLE HOUSING ET HACIENDA. On 08/25/2014 the 2013 property taxes were sold to LONGBRANCH PROPERTIES LLC.</p> <p>Unless the amount due is paid in full by 5:00 o'clock p.m. on or before 08/25/2016, title to said land will become absolute in LONGBRANCH PROPERTIES LLC.</p> <p><u>NO PERSONAL CHECKS</u> accepted for payment of delinquent taxes...<u>NO EXCEPTIONS.</u> You must pay by cash, cashier's check, or money order.</p> <p>***THE LAST DAY TO PAY THE 2013 PROPERTY TAXES IS 08/25/2016***</p>			

Witness my hand and seal of office, this the 1st day of MARCH 2016.

Becky Buie

Becky Buie
Chancery Clerk



THE STATE OF MISSISSIPPI, PIKE COUNTY
DELINQUENT TAX NOTICE
BECKY BUIE
CHANCERY CLERK
175 S CHERRY ST
PO BOX 309
MAGNOLIA, MS 39652
(601) 783-3362



Date: March 5, 2016

Reference 25478:

The following is in response to your March 5, 2016 request for delivery information on your Certified Mail™/RRE item number 9414810200828930802397. The delivery record shows that this item was delivered on March 5, 2016 at 12:41 pm in MCCOMB, MS 39648. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "W. A. B." with a stylized flourish at the end.

Address of Recipient :

A handwritten address in black ink, appearing to be "110948B".

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

Pike County Chancery Clerk
Becky Buie
PO Box 309
Magnolia MS 39652

US POSTAGE AND FEES PAID
FIRST-CLASS
Mar 01 2016
Mailed from ZIP 34747
1 oz First-Class Mail Letter



endicia.com

071S00777793

USPS CERTIFIED MAIL



9414 8102 0082 9930 7680 96

C/O HIRAM SMITH
YOUR AFFORDABLE HOUSING ET HACIENDA
1053 CRESTVIEW LN
MCCOMB MS 39648



NOTICE OF DELINQUENT PROPERTY TAXES

DATE:	TAX YEAR:	PARCEL NUMBER:	EPIN:
03/1/2016	2013	800724-F	25478-0
LEGAL DESCRIPTION: PT SW1/4 NE1/4 NW1/4 SPLIT FROM 800724E			
DEED: INST - 259739		DATE FILED: 07/30/2014	
<p>The above mentioned parcel is assessed to you or supposed to be owned by YOUR AFFORDABLE HOUSING ET HACIENDA. On 08/25/2014 the 2013 property taxes were sold to LONGBRANCH PROPERTIES LLC.</p> <p>Unless the amount due is paid in full by 5:00 o'clock p.m. on or before 08/25/2016, title to said land will become absolute in LONGBRANCH PROPERTIES LLC.</p> <p><u>NO PERSONAL CHECKS</u> accepted for payment of delinquent taxes...<u>NO EXCEPTIONS.</u> You must pay by cash, cashier's check, or money order.</p> <p>***THE LAST DAY TO PAY THE 2013 PROPERTY TAXES IS 08/25/2016***</p>			

Witness my hand and seal of office, this the 1st day of MARCH 2016.

Becky Buie

Becky Buie
Chancery Clerk



THE STATE OF MISSISSIPPI, PIKE COUNTY
DELINQUENT TAX NOTICE

BECKY BUIE

CHANCERY CLERK
175 S CHERRY ST
PO Box 309
MAGNOLIA, MS 39652
(601) 783-3362




Date: March 4, 2016

Reference 25478:

The following is in response to your March 4, 2016 request for delivery information on your Certified Mail™/RRE item number 9414810200829930768096. The delivery record shows that this item was delivered on March 4, 2016 at 12:04 pm in MCCOMB, MS 39648. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	Peggy Smith

Address of Recipient :

Delivery Address	1053 Chestnut
------------------	---------------

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY															
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>[Signature]</i></p>															
<p>1. Article Addressed to:</p> <p>CANCIEENE REID 127 S SERVICE RD RACELAND, LA 70394</p> <p>PPIN 25478</p>		<p>B. Received by (Printed Name) <input checked="" type="checkbox"/> Date of Delivery <i>6/27/16</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>															
<p>2. Article Number (Transfer from service label)</p> <p>7015 3430 0000 3060 2495</p>		<p>3. Service Type</p> <table border="0"><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input checked="" type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input checked="" type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Insured Mail (or \$500)</td><td></td></tr></table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail (or \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Insured Mail (or \$500)																	

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

STATE OF MISSISSIPPI
Pike County Chancery Clerk
P O BOX 309
MAGNOLIA, MS 39652

NOTICE OF FORFEITURE TO LAND OWNERS
PPIN/YR 25478 2013 Notice 90254 21 Batch 524

TO: YOUR AFFORDABLE HOUSING ET HACIENDA
C/O JAMES GILMORE
1109 NEHI CIRCLE
MCCOMB, MS 39648

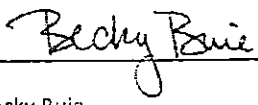
You will take notice that
PT SW1/4 NE1/4 NW1/4 SPLIT FROM 800724E
ZN:X- 28113C0/150C
DEED BOOK INST PAGE 259739 07/30/2014
S/T/R 11 -02 -08 BLOCK
PARCEL: 800724-F
RECEIPT NUMBER: 03945
assessed to you or supposed to be owned by you, was, on August 25th, 2014
sold to LONGBRANCH PROPERTIES LLC for the county taxes of 2013
and that the title to said land will become absolute in
LONGBRANCH PROPERTIES LLC
unless redemption from said tax sale be made by 5:00 o'clock p.m.
on or before August 25th, 2016.
IF ANY QUESTIONS, CALL CHANCERY CLERK OFFICE AT 601-783-3362
NO PERSONAL CHECKS--MUST BE CASH, MONEY ORDER OR CASHIER CHECK

Witness my hand and seal of office, this the ²³nd day of February, 2016.

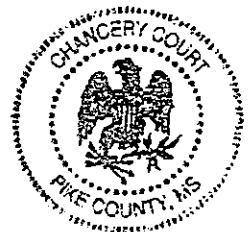
BECKY BUIE
CHANCERY CLERK

By: SHERLON BLUE , D.C.

Sheriff County 57



Becky Buie
Chancery Clerk



Return

State of Mississippi
County of Pike

PPIN 25478 Year 2013
Parcel 800724-F
YOUR AFFORDABLE HOUSING ET HACIENDA
C/O JAMES GILMORE
1109 NEHI CIRCLE
MCCOMB, MS 39648

_____ I served this Notice on the _____ day of _____,
by handing a true copy of notice to: _____.

26 I was unable to find _____ within PIKE
county. I served this notice on the _____ day of _____,
at the residence of said _____, by handing a true
copy of the notice to _____, who is the spouse or
other person above the age of 16 in his/her family.

_____ I was unable to find either _____ or his/her
spouse or another person in his/her family above the age of 16.

X I was unable to find JAMES GILMORE. I posted a true copy of
the notice on a door of the reputed owner's usual abode.

This the 7 day of MARCH.

Kenny Cotton
Sheriff

by: [Signature]
Deputy Sheriff

NOT a residence

STATE OF MISSISSIPPI
Pike County Chancery Clerk
P O BOX 309
MAGNOLIA, MS 39652

NOTICE OF FORFEITURE TO LAND OWNERS
PPIN/YR 25478 2013 Notice 90255 21 Batch 524

TO: YOUR AFFORDABLE HOUSING ET HACIENDA
C/O HIRAM SMITH
1053 CRESTVIEW LN
MCCOMB, MS 39648


You will take notice that
PT SW1/4 NE1/4 NW1/4 SPLIT FROM 800724E
ZN:X- 28113C0/150C
DEED BOOK INST PAGE 259739 07/30/2014
S/T/R 11 -02 -08 BLOCK
PARCEL: 800724-F
RECEIPT NUMBER: 03945
assessed to you or supposed to be owned by you, was, on August 25th, 2014
sold to LONGBRANCH PROPERTIES LLC for the county taxes of 2013
and that the title to said land will become absolute in
LONGBRANCH PROPERTIES LLC
unless redemption from said tax sale be made by 5:00 o'clock p.m.
on or before August 25th, 2016.
IF ANY QUESTIONS, CALL CHANCERY CLERK OFFICE AT 601-783-3362
NO PERSONAL CHECKS--MUST BE CASH, MONEY ORDER OR CASHIER CHECK

Witness my hand and seal of office, this the ²³~~2nd~~ day of February, 2016.

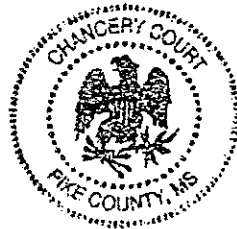
BECKY BUIE
CHANCERY CLERK

By: SHERLON BLUE , D.C.

Sheriff County 57



Becky Buie
Chancery Clerk



Return

State of Mississippi
County of Pike

PPIN 25478 Year 2013
Parcel 800724-F
YOUR AFFORDABLE HOUSING ET HACIENDA
C/O HIRAM SMITH
1053 CRESTVIEW LN
MCCOMB, MS 39648

I served this Notice on the 3rd day of March, 2016
by handing a true copy of notice to: Peggy Smith.

I was unable to find _____ within PIKE
county. I served this notice on the ____ day of _____,
at the residence of said _____, by handing a true
copy of the notice to _____, who is the spouse or
other person above the age of 16 in his/her family.

I was unable to find either _____ or his/her
spouse or another person in his/her family above the age of 16.

I was unable to find _____. I posted a true copy of
the notice on a door of the reputed owner's usual abode.

This the _____ day of _____.

Kenny Catta
Sheriff
by: [Signature]
Deputy Sheriff