



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 CALON CANE to wit:

Description of Land:

PT SW1/4 NE1/4 NW1/4  
ZN:X- 28113C0/150C  
Parcel No: 800724-F  
Deed Book 514 Page 893

SPLIT FROM 800724E

S-T-R: 11-02 -08 PPIN 25478 YR 2013

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

The State Of Mississippi  
County of Pike

*By: Shubin Blue, D.C.*

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: Juanita 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

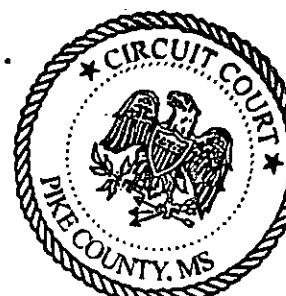
601-783-3362

Grantee:

LONGBRANCH PROPERTIES LLC  
P O BOX 458

MCCOMB, MS 39649  
601-551-6369

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



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

## First Tax Sale Affidavit

**LandOwner:**

PPIN: 25478

Parcel No. 800724-1

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

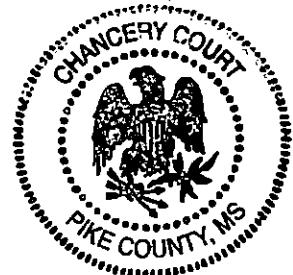
## Landowner Notices

1 <sup>st</sup> Landowner Notice	2 <sup>nd</sup> Landowner Notice	1 <sup>st</sup> Sheriff Notice	2 <sup>nd</sup> 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</p> <p>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</p> <p>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>PIS to Peggy Smith, w: f.e of Hiram Smith 3-5-16</p>	
<p>6-1-16</p> <p>PPIN 25478 CANCIEENE REID 127 S SERVICE RD RACELAND, LA 70394</p> <p>Rec 6-27-16</p> <p>unable to read signature</p>			

**Clerk's First Affidavit**

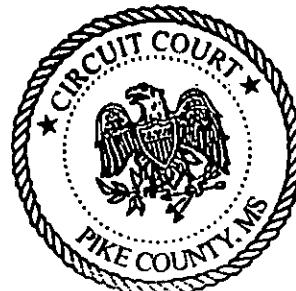
I, Becky Buie, Chancery Clerk of Pike County, Mississippi, having been sworn, state under oath, the actions noted on preceding page were taken to notify owners and lien holders on referenced property. This the 11<sup>th</sup> day of October, 2016.

Becky Buie  
Becky Buie, Chancery Clerk  
By: Shelby Slem D. C.



Sworn to and subscribed before me this the 11<sup>th</sup> 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	<input checked="" type="checkbox"/>	Obituaries	<input checked="" type="checkbox"/>	Prior Tax Sales	<input checked="" type="checkbox"/>	911 Records	<input checked="" type="checkbox"/>
Internet	<input checked="" type="checkbox"/>	Prior Redemptions	<input checked="" type="checkbox"/>	Telephone Book	<input checked="" type="checkbox"/>	Voter's Reg.	<input checked="" type="checkbox"/>
Court	<input checked="" type="checkbox"/>	UCC	<input checked="" type="checkbox"/>	Federal Tax Lien	<input checked="" type="checkbox"/>	Construction Liens	<input checked="" type="checkbox"/>
Lis Pendens	<input checked="" type="checkbox"/>	Mobile Homes	<input checked="" type="checkbox"/>	Accrint Web-site	<input checked="" type="checkbox"/>		

**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

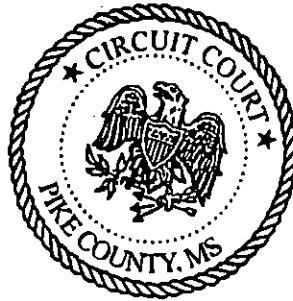
Becky Buie, Chancery Clerk, Pike County, Mississippi

By: Becky Buie D. C.



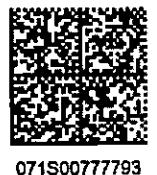
Sworn to and subscribed before me this the 11<sup>th</sup> day of October, 2016  
Roger Graves, Circuit Clerk

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



**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
<b>LEGAL DESCRIPTION:</b> PT SW1/4 NE1/4 NW1/4 SPLIT FROM 800724E			
<b>DEED:</b> INST - 259739		<b>DATE FILED:</b> 07/30/2014	

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.

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.

**NO PERSONAL CHECKS** accepted for payment of delinquent taxes...**NO EXCEPTIONS**. You must pay by cash, cashier's check, or money order.

**\*\*\*THE LAST DAY TO PAY THE 2013 PROPERTY TAXES IS 08/25/2016\*\*\***

Witness my hand and seal of office, this the 1<sup>st</sup> 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 consisting of a stylized 'V' shape on the left, a deep downward swoop in the center, and a final downward stroke on the right.

Address of Recipient :

A handwritten address that appears to read '1100A 4th Street' followed by a small sketch of a building with a door and a window.

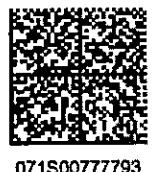
Thank you for selecting the Postal Service for your mailing needs.

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



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:	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

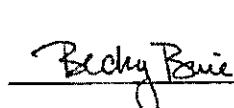
The above mentioned parcel is assessed to you or supposed to be owned by YOUR AFFORDABLE HOUSING ET HACIENDA. On 08/25/2014 the 2013 property taxes were sold to LONGBRANCH PROPERTIES LLC.

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.

**NO PERSONAL CHECKS** accepted for payment of delinquent taxes...**NO EXCEPTIONS**. You must pay by cash, cashier's check, or money order.

**\*\*\*THE LAST DAY TO PAY THE 2013 PROPERTY TAXES IS 08/25/2016\*\*\***

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

  
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

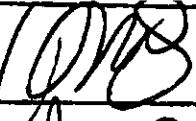


Date: March 4, 2016

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 Cresson
------------------	--------------

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 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.

**1. Article Addressed to:**

CANCIEENE REID  
127 S SERVICE RD  
RACELAND, LA 70394

PPIN 25478



9590 9401 0190 5234 8773 20

**2. Article Number (Transfer from service label)**

7015 3430 0000 3060 2495

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

**COMPLETE THIS SECTION ON DELIVERY****A. Signature** Agent Addressee**B. Received by (Printed Name)****C. Date of Delivery**

6/27/16

**D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No****3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Red Mail
- Red Mail Restricted Delivery  
over \$500
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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 23 day of February, 2016.

---

BECKY BUIE  
CHANCERY CLERK

By: SHERLON BLUE , D.C.

Sheriff County 57

Becky Buie  
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: \_\_\_\_\_.

X 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.

Henry Cotton  
Sheriff

by: W.C. Cotton  
Deputy Sheriff

*W.C. Cotton*

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 <sup>23</sup> 2nd day of February, 2016.

---

BECKY BUIE  
CHANCERY CLERK

By: SHERLON BLUE , D.C.

Sheriff County 57

Becky Buie  
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 Gatto  
Sheriff  
by: Bern  
Deputy Sheriff