



Instrument # 305760

Filed/Recorded 08/18/2020 04:32 P

20 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

49006

Be it known that GWENDOLYN J NUNNERY, Tax Collector of said  
County of Pike, did on the 28TH day of AUGUST A.D., 2017  
according to law, sell the following described land, situated in said  
county and assessed to STRICKLAND HERBERT EST to wit:

Description of Land:

E PT LOTS 1-3 S OF DITCH BLK 36 MILLS ADD MAGNOLIA  
ZN:X- 28113C0/115C  
Parcel No: 300271- S-T-R: 12-02 -07 PPIN 625 YR 2016  
Deed Book 171 Page 0276

For the taxes assessed thereon for the year, A.D., 2016, when  
HAPPY TRAILS ACQUISITIONS LLC became the best bidder therefore, at  
and for the sum of 72.97 dollars and the same not having been redeemed  
I therefore sell and convey said above described land to the said  
HAPPY TRAILS ACQUISITIONS LLC 483 AIRPORT RD  
NATCHEZ, MS 39120

Given under my hand and official seal of said office, this 18TH day of  
AUGUST A.D., 2020.

*Becky Buie*  
Chancery Clerk

by *Bob Johnson*

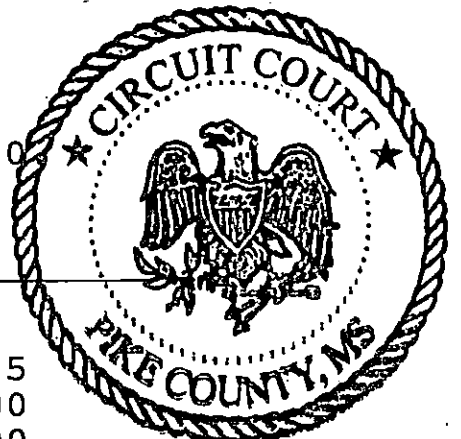
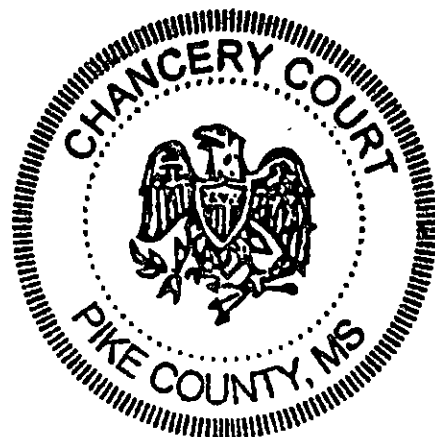
The State Of Mississippi  
County of Pike

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 18TH day of AUGUST A.D., 2020

*Roger D. James*  
CLERK CIRCUIT COURT

Pike County, Mississippi



County actual postage fee (Section 27-43-3)	53.35
Publishers fee (if paid by county) (Section 25-7-21)	3.00
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)	6.00
Issue 2nd sheriffs notice (Section 27-43-3)	
Mail 2nd owners notice (Section 27-43-3)	2.50
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))	6.09
TOTAL (to be collected from purchaser) Charge against said land	208.94

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

601-783-3362

Grantee:  
HAPPY TRAILS ACQUISITIONS LLC  
483 AIRPORT RD

NATCHEZ, MS 39120  
601-442-8224

Indexing Instructions:

E PT LOTS 1-3 S of ditch Blk 36  
mills Add Magnolia

YEAR: 2016

# First Tax Sale Affidavit

PPIN: 625

Parcel No. 300 271

**TAX YEAR:** 2016 Courtesy Notice:  
11/2017

**LandOwner:**

[illegible]

# 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>3.4.19 PPIN 625 STRICKLAND HERBERT EST C/O YVONNE STRICKLAND 110 E AMITE ST OSYKA, MS 396578400 <i>unclaimed 3.25-19</i></p>	<p>6-17-19 PPIN 625 STRICKLAND HERBERT EST C/O YVONNE STRICKLAND 110 E AMITE ST OSYKA, MS 396578400 <i>Rec by Lauren Broadway 7-8-19</i></p>	<p>3-4-19 P:ke PPIN 625 STRICKLAND HERBERT EST C/O YVONNE STRICKLAND 110 E AMITE ST OSYKA, MS 396578400 <i>Posted on door 3.19.19</i></p>	
<p>3.4.19 PPIN 625 STRICKLAND HERBERT EST C/O DARLENE DANIELS 323 BRAMLETT MEADOWS DR DOUGLASVILLE, GA 301347486 <i>not delivered</i></p>			
<p>3.4.19 PPIN 625 STRICKLAND HERBERT EST C/O DERRICK KEITH STRICKLAND 1860 FOX RUN DR APT 2 LAKE CHARLES, LA 706056427 <i>INSUF. Address 3-18-19</i></p>			
<p>3.4.19 PPIN 625 STRICKLAND HERBERT EST C/O DAVID STRICKLAND 3065 CHARLIE RHODUS RD 1 MAGNOLIA, MS 396528915 <i>Rec by David Strickland 3-12-19</i></p>		<p>3-4-19 P:ke PPIN 625 STRICKLAND HERBERT EST C/O DAVID STRICKLAND 3065 CHARLIE RHODUS RD 1 MAGNOLIA, MS 396528915 <i>Posted on door 3.20.19</i></p>	
<p>3.4.19 PPIN 625 STRICKLAND HERBERT EST C/O GEORGIA M STRICKLAND 4521 RIDGE MILL TER 59 DOUGLASVILLE, GA 301354135 <i>Rec by Georgia Strickland 3-8-19</i></p>			

Landowner Notices

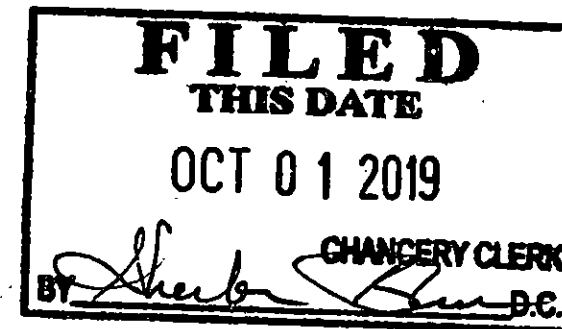
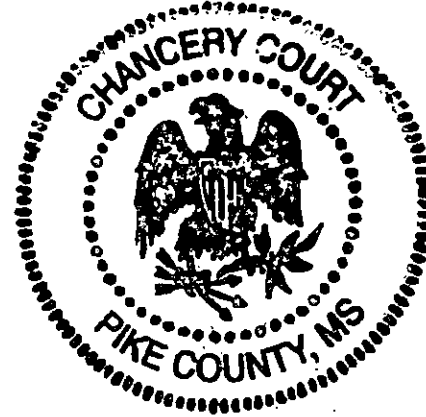
1 <sup>st</sup> Landowner Notice	2 <sup>nd</sup> Landowner Notice	1 <sup>st</sup> Sheriff Notice	2 <sup>nd</sup> Sheriff Notice
3-4-19 PPIN 625 STRICKLAND HERBERT EST C/O JERRY STRICKLAND 1853 WOODMONT PL SE WASHINGTON, DC 200203696 <i>not delivered</i>			

## 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 1<sup>st</sup> day of October, 2019.

Becky Buie  
Becky Buie, Chancery Clerk

By: Sharon Blue D. C.



Sworn to and subscribed before me this the 1<sup>st</sup> day of October, 2019.

Roger Graves  
Roger Graves, Circuit Clerk

By [Signature] D. C.

My Commission Expires 01-02-2020



## Clerk's Second Tax Sale Affidavit

Tax Year: **2016**      Date of Tax Sale: **8/28/2017**      Parcel No: **300271**      PPIN No: **625**

Property Owner's Name & Address (As Assessed on 2016 land roll):	<b><u>STRICKLAND HERBERT EST</u></b> <b><u>PO BOX 381</u></b> <b><u>OSYKA</u></b> <b><u>MS 39657 0381</u></b>
---	---

Property Address: **175 HOLLY ST E**

Property Description from Tax  
Records: **E PT LOTS 1-3 S OF DITCH BLK 36**  
**MILLS ADD MAGNOLIA**

***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 10, 2019

Courtesy Cards: November 2017

**Mortgage/Lien holders:**

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

### **Landowner Notices:**

<u>Landowners</u>	<u>Date received</u>	<u>Signed by</u>	<u>Returned By</u> <u>PO</u>	<u>Reason</u>
3/4/19 Yvonne Strickland 110 E Amite St Osyka, MS 396578400			3/25/19	unclaimed
3/4/19 Darlene Daniels 323 BRAMLETT MEADOWS DR DOUGLASVILLE GA 30134 7486				Not delivered
3/4/19 Derrick Keith Strickland 1860 Fox Run Dr Apt 2 Lake Charles, LA 70605 6427			3/18/19	Insuf address
3/4/19 David Strickland 3065 Charlie Rhodus Rd 1 Magnolia, MS 39652 8915	03/12/19	David Strickland		
3/4/19 Georgia M Strickland 4521 Ridge Mill Ter 59 Douglasville, GA 30135-4135	03/08/19	Georgia Strickland		

<u>Landowners</u>	<u>Date received</u>	<u>Signed by</u>	<u>Returned By</u> <u>PO</u>	<u>Reason</u>
3/04/19 Jerry Strickland 1853 Woodmont PL SE Washington, DC 20020-3696			Letter not returned by P.O.	Not delivered
6/17/19 Yvonne Strickland 110 E Amite St Osyka, MS 396578400	7/8/19	Lauren Broadway		

**Sheriff Returns:**

<u>Person to be Served:</u>	<u>County</u>	<u>Returned Date</u>	<u>Served</u>	<u>Reason</u>
3/4/19 Yvonne Strickland 110 E Amite St Osyka, MS 396578400	Pike	03/19/19	Posted on door	
03/04/19 David Strickland 3065 Charlie Rhodus Rd 1 Magnolia, MS 39652 8915	Pike	03/20/19	Posted on door	

**Notes:**

<p><b>11/30/17 Herbert Strickland died 9/3/2007</b></p> <p><b>Heirs: Yvonne Strickland, wife</b></p> <p><b>Hubert Strickland, son</b></p> <p><b>Thelmon Strickland, son</b></p> <p><b>Derrick Strickland, Son</b></p> <p><b>Georgia Pearl Hill, daughter</b></p> <p><b>David Strickland, son</b></p> <p><b>Jerry Strickland, son</b></p> <p><b>Georgia Marie Strickland, daughter</b></p> <p><b>Darlene Y Daniels, daughter</b></p> <p><b>5/2/18 found new address on Yvonne Strickland on accurint sb</b></p> <p><b>Notice sent to Thelmon Strickland, 5901 Merrill, Chicago IL was returned unclaimed. Found on accurint that this address was valid from Dec 2015 thru Dec 2016. Unable to find new address for Thelmon Strickland. sb</b></p>
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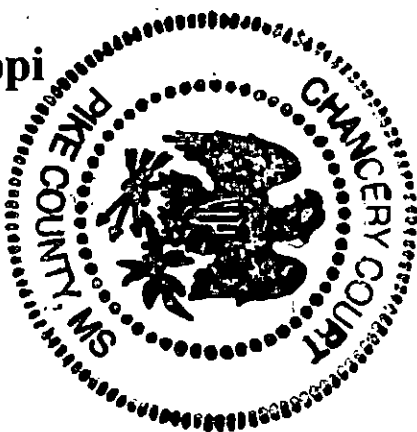
**Researched Ownership Using Following Records:** Mark with an X to indicate:

Abstract Records	X	Obituaries	X	Prior Tax Sales	X	911 Records	X
Internet	X	Prior Redemptions	X	Telephone Book		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		

I, Becky Buie, Chancery Clerk of Pike County, Mississippi, having been sworn, state under oath, the actions noted were taken to notify owners and lien holders on referenced property. This the 1<sup>st</sup> day of October, 2019.

Becky Buie, Chancery Clerk, Pike County, Mississippi

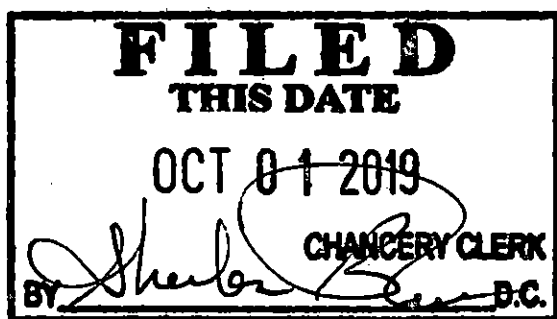
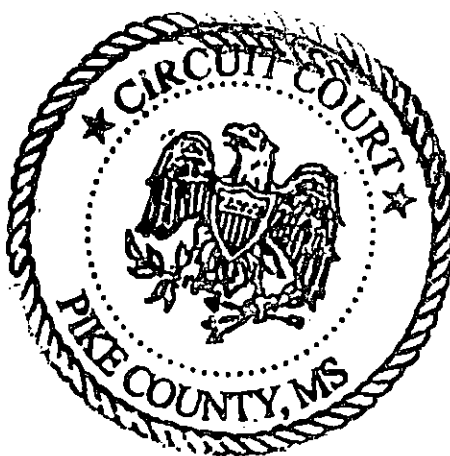
By: Sharon Buie D. C.



Sworn to and subscribed before me this the 1<sup>st</sup> day of October, 2019.  
Roger Graves, Circuit Clerk

By: Shirley Hill

My Commission Expires: 1-2-20





# USPS CERTIFIED MAIL™

Pike County Chancery Clerk  
Becky Buie  
P O Box 309  
Magnolia MS 39652

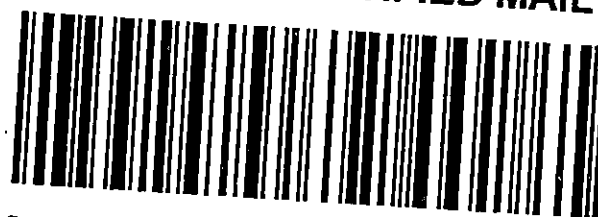
US POSTAGE AND FEES PAID  
FIRST-CLASS  
Mar 04 2019  
Mailed from ZIP 34747  
1 oz First-Class Mail Letter



endicia

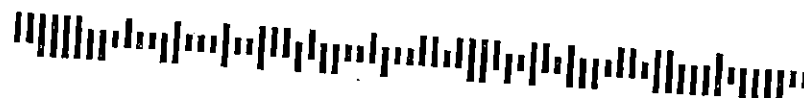
071S00777793

## USPS CERTIFIED MAIL



9414 8108 9876 5029 9296 29

C/O DERRICK KEITH STRICKLAND  
STRICKLAND HERBERT EST  
1860 FOX RUN DR APT 2  
LAKE CHARLES LA 70605-6427



6,625

NIXIE

700

DE 10

0000/10/10

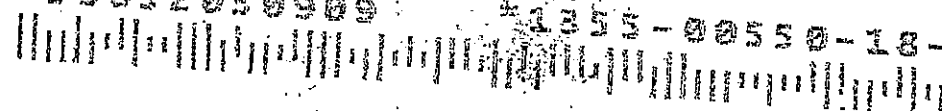
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

IA

39652>0309

BC: 39652030900

1875-00530-18-27



# USPS CERTIFIED MAIL™

Pike County Chancery Clerk  
Becky Buie  
P O Box 309  
Magnolia MS 39652

US POSTAGE AND FEES PAID  
FIRST-CLASS  
Mar 04 2019  
Mailed from ZIP 34747  
1 oz First-Class Mail Letter



071S00777793

## USPS CERTIFIED MAIL



9414 8108 9876 5029 9296 05

C/O YVONNE STRICKLAND  
STRICKLAND HERBERT EST  
110 E AMITE ST  
OSYKA MS 39657-8400



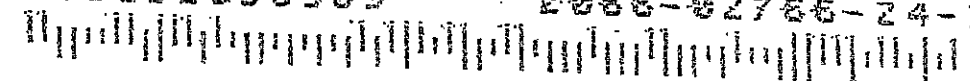
4,625


NIXIE 392 DE 1848 0003/24/19

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

WEN  
39652>0309

BC: 39652030909 \*2066-02766-24-27



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>Lauren Broadway</i></p>	
1. Article Addressed to:		B. Received by (Printed Name) <i>Lauren Broadway</i>	C. Date of Delivery
PPIN 625 STRICKLAND HERBERT EST  C/O YVONNE STRICKLAND 110 E AMITE ST OSYKA, MS 396578400		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 4557 8278 4903 86		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery (\$500)	
2. Article Number (Transfer from service label) 7014 3490 0000 5874 5528		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

Certified Mail Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

Pike County Chancery Clerk  
Becky Buie  
P O Box 309  
Magnolia MS 39652

US POSTAGE AND FEES PAID  
FIRST-CLASS  
Mar 04 2019  
Mailed from ZIP 34747  
1 oz First-Class Mail Letter



071S00777793

USPS CERTIFIED MAIL



9414 8108 9876 5029 9296 50

C/O JERRY STRICKLAND  
STRICKLAND HERBERT EST  
1853 WOODMONT PL SE  
WASHINGTON DC 20020-3696



Reference	9, 625
USPS #	9414810898765029929650
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	This is a reminder to arrange for redelivery of your item or your item will be returned to sender.
USPS History	Notice Left (No Authorized Recipient Available), 03/07/2019, 4:20 pm, WASHINGTON, DC 20020 Out for Delivery, March 7, 2019, 9:53 am, WASHINGTON, DC 20020 Sorting Complete, March 7, 2019, 9:43 am, WASHINGTON, DC 20020 Arrived at Unit, March 7, 2019, 8:28 am, WASHINGTON, DC 20020 Arrived at USPS Regional Destination Facility, 03/06/2019, 12:35 pm, WASHINGTON DC DISTRIBUTION CENTER In Transit to Next Facility, 03/06/2019 In Transit to Next Facility, 03/05/2019 Arrived at USPS Regional Origin Facility, 03/04/2019, 11:16 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, March 4, 2019, 10:01 pm, KISSIMMEE, FL 34747 Shipment Received, Package Acceptance Pending, March 4, 2019, 4:02 pm, KISSIMMEE, FL 34747 Shipping Label Created, USPS Awaiting Item, March 1, 2019, 5:03 am, KISSIMMEE, FL 34747

**Certified Mail Electronic Delivery Confirmation™**

**USPS CERTIFIED MAIL™**

Pike County Chancery Clerk  
Becky Buie  
P O Box 309  
Magnolia MS 39652

US POSTAGE AND FEES PAID  
**FIRST-CLASS**  
Mar 04 2019  
Mailed from ZIP 34747  
1 oz First-Class Mail Letter



071S00777793

**USPS CERTIFIED MAIL**



**9414 8108 9876 5029 9296 12**

C/O DARLENE DANIELS  
STRICKLAND HERBERT EST  
323 BRAMLETT MEADOWS DR  
DOUGLASVILLE GA 30134-7486



Reference	5, 625
USPS #	9414810898765029929612
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.
USPS History	In Transit to Next Facility, 03/10/2019 In Transit to Next Facility, 03/09/2019 In Transit to Next Facility, 03/08/2019 Departed USPS Regional Destination Facility, 03/07/2019, 11:48 pm, ATLANTA GA DISTRIBUTION CENTER Arrived at USPS Regional Destination Facility, 03/07/2019, 12:32 am, ATLANTA GA DISTRIBUTION CENTER In Transit to Next Facility, 03/06/2019 In Transit to Next Facility, 03/05/2019 Arrived at USPS Regional Origin Facility, 03/04/2019, 11:16 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, March 4, 2019, 10:01 pm, KISSIMMEE, FL 34747 Shipment Received, Package Acceptance Pending, March 4, 2019, 4:02 pm, KISSIMMEE, FL 34747 Shipping Label Created, USPS Awaiting Item, March 1, 2019, 5:03 am, KISSIMMEE, FL 34747

**Electronic Delivery Confirmation Report © 2019 Certified Mail Envelopes, Inc. All rights reserved.**

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**Date Verified: 04/29/2019 (UTC)**



March 9, 2019

Dear Reference 8 625:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9414 8108 9876 5029 9296 43.**

#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	March 8, 2019, 1:19 pm
<b>Location:</b>	DOUGLASVILLE, GA 30135
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic
<b>Recipient Name:</b>	STRICKLAND HERBERT EST

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:

Address of Recipient:

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



March 13, 2019

Dear Reference 7 625:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9414 8108 9876 5029 9296 36.**

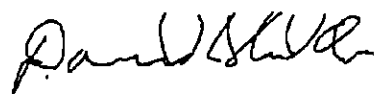
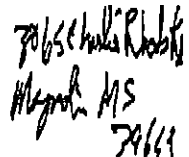
#### Item Details

<b>Status:</b>	Delivered
<b>Status Date / Time:</b>	March 12, 2019, 11:00 am
<b>Location:</b>	MAGNOLIA, MS 39652
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic
<b>Recipient Name:</b>	STRICKLAND HERBERT EST

#### Shipment Details

<b>Weight:</b>	1.0oz
----------------	-------

#### Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004

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

000

NOTICE OF FORFEITURE TO LAND OWNERS

PPIN/YR 625 2016 Notice 122397 21 Batch 729

TO: STRICKLAND HERBERT EST  
C/O DAVID STRICKLAND  
3065 CHARLIE RHODUS RD 1  
MAGNOLIA, MS 39652 8915

You will take notice that  
E PT LOTS 1-3 S OF DITCH BLK 36 MILLS ADD MAGNOLIA  
ZN:X- 28113C0/115C  
MILLS ADD 72C12-3 12-2-7  
BLOCKS 35-41 & 43-46 & 51-55  
DEED BOOK 171 PAGE 0276 01/25/1971  
S/T/R 12 -02 -07 BLOCK 36  
PARCEL: 300271-  
RECEIPT NUMBER: 22927

assessed to you or supposed to be owned by you, was, on August 28th, 2017  
sold to HAPPY TRAILS ACQUISITIONS LLC for the county taxes of 2016  
and that the title to said land will become absolute in  
HAPPY TRAILS ACQUISITIONS LLC  
unless redemption from said tax sale be made by 5:00 o'clock p.m.  
on or before August 28th, 2019.  
\*\*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 4th day of March, 2019.

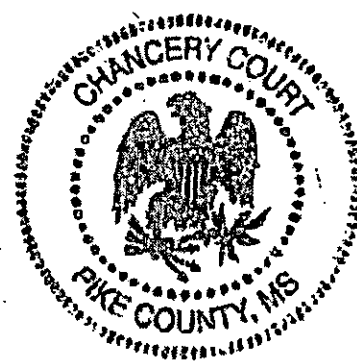
BECKY BUIE  
CHANCERY CLERK

By: SHERLON BLUE, D.C.

Sheriff County 57

*Becky Buie*

Becky Buie  
Chancery Clerk





Return

State of Mississippi  
County of Pike

PPIN 625 Year 2016  
Parcel 300271-  
STRICKLAND HERBERT EST  
C/O DAVID STRICKLAND  
3065 CHARLIE RHODUS RD 1  
MAGNOLIA, MS 39652 8915

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

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.

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

This the 20<sup>th</sup> day of March 2019.

Sheriff  
by: Blake P. J.  
Deputy Sheriff

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

669

NOTICE OF FORFEITURE TO LAND OWNERS  
PPIN/YR 625 2016 Notice 122392 21 Batch 729

TO: STRICKLAND HERBERT EST  
C/O YVONNE STRICKLAND  
110 E AMITE ST  
OSYKA, MS 39657 8400

You will take notice that  
E PT LOTS 1-3 S OF DITCH BLK 36 MILLS ADD MAGNOLIA  
ZN:X- 28113C0/115C  
MILLS ADD 72C12-3 12-2-7  
BLOCKS 35-41 & 43-46 & 51-55  
DEED BOOK 171 PAGE 0276 01/25/1971  
S/T/R 12 -02 -07 BLOCK 36  
PARCEL: 300271-  
RECEIPT NUMBER: 22927

assessed to you or supposed to be owned by you, was, on August 28th, 2017  
sold to HAPPY TRAILS ACQUISITIONS LLC for the county taxes of 2016,  
and that the title to said land will become absolute in  
HAPPY TRAILS ACQUISITIONS LLC  
unless redemption from said tax sale be made by 5:00 o'clock p.m.  
on or before August 28th, 2019.  
\*\*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 4th day of March, 2019.

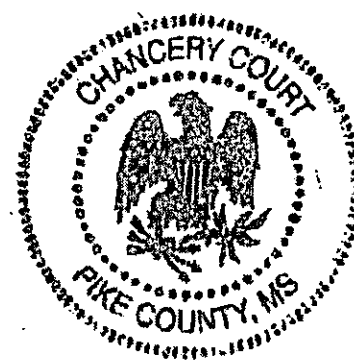
BECKY BUIE  
CHANCERY CLERK

By: SHERLON BLUE

, D.C.

Sheriff County 57

Becky Buie  
Chancery Clerk



## Return

State of Mississippi  
County of Pike

PPIN 625 Year 2016  
Parcel 300271-  
STRICKLAND HERBERT EST  
C/O YVONNE STRICKLAND  
110 E AMITE ST  
OSYKA, MS 39657 8400

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

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.

(JB) I was unable to find Yvonne Strickland I posted a true copy of  
the notice on a door of the reputed owner's usual abode.

This the 19<sup>th</sup> day of March 2019.

Sheriff  
by: Blake P. J.  
Deputy Sheriff

**HAPPY TRAILS ACQUISITIONS, LLC  
483 AIRPORT ROAD  
NATCHEZ, MISSISSIPPI 39120**

July 16, 2020

Pike County Chancery Clerk  
P. O. Box 309  
Magnolia, MS 39652  
Attention: Beth Johnson

RE: PPIN #625  
2016 Tax Deed

Dear Beth:

I am writing to request a Tax Deed on the above referenced parcel which was assessed to Herbert Strickland Estate for 2016 taxes.

Please issue the appropriate Tax Deed on this property which, according to our records, has matured. Please be sure to use the exact name of **Happy Trails Acquisitions, LLC** when preparing the deed.

We have authorized Eddie Ratliff to deliver certified funds with Happy Trails Acquisitions, LLC as remitter to Pike County Chancery Clerk in the amount necessary to cover the costs for issuing and filing the Tax Deed.

Please accept this letter as authorization from Happy Trails Acquisitions, LLC for you to issue the Tax Deed to Happy Trails Acquisitions, LLC and to accept remittance from Happy Trails Acquisitions, LLC to be delivered by Eddie Ratliff.

Please give me a call at 601-442-8224 if you have any questions.

Thank you for your assistance.

Sincerely,

D. Cane Callon, Managing Partner  
Happy Trails Acquisitions, LLC

Copy: Eddie Ratliff