


RONNY LOTT  
MADISON COUNTY CHANCERY CLERK

MEMORANDUM

TO: Madison County Board of Supervisors

FROM: Ronny Lott, Chancery Clerk 

DATE: June 20, 2016

RE: Request to Void 2013 Taxes Sold at 2014 Tax Sale -  
Catholic Diocese of Jackson - Parcel No. 071A-01C-001/02.41

I am requesting you allow me to void the 2013 taxes on parcel no. 071A-01C-001/02.41 being assessed to Catholic Diocese of Jackson. At the time of the 2014 Tax Sale this parcel was owned by Catholic Diocese of Jackson. The deed for the property is recorded in my office at Book 2929 at page 420 on April 16, 2013. Therefore, this parcel is tax exempt and has been exempt every year since.

Thank you.

STATE OF MISSISSIPPI  
Madison County Chancery Clerk  
P.O. BOX 404  
CANTON, MS 39046  
601-855-5522

NOTICE OF FORFEITURE TO LAND OWNERS  
PPIN/YR 2807 2013 Notice 23367 22 Batch 42

TO: CATHOLIC DIOCESE OF JACKSON  
P O BOX 2248  
JACKSON, MS 39225

You will take notice that  
LOT 41 OF WINDSOR HILLS S UBD'N PART I  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
S/T/R 01 -07N-01E BLOCK \_\_\_\_\_  
PARCEL: 071A-01C-001/02.41  
RECEIPT NUMBER: 45799  
assessed to you or supposed to be owned by you, was, on August 25th, 2014  
sold to TTLBL, LLC for the county taxes of 2013  
and that the title to said land will become absolute in  
TTLBL, LLC  
unless redemption from said tax sale be made by 5:00 o'clock p.m.  
on or before August 25th, 2016.

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

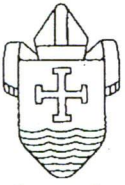


RONNY LOTT  
CHANCERY CLERK

By: C LASETER

, D.C.

Sheriff County 99



Serving In  
Mississippi  
since 1837

# Catholic Diocese of Jackson

P.O. Box 2248  
Jackson, Mississippi 39225-2248

237 East Amite Street  
601-969-1880  
FAX 601-960-8455

January 15, 2014

Madison County Tax Assessor  
c/o Mr. Irby Ford  
P.O. Box 292  
Canton, MS 39046

Mr. Ford:

In 2013, the Catholic Diocese of Jackson purchased a piece of property in Madison County specifically located at 103 Brittany Way, Madison, Mississippi, 39110 (Parcel # 071A-01C-001/02.41, PPIN #2807), which is being used as a rectory for religious order priests. Also, please find attached a copy of the Diocese's IRS 2013 group ruling regarding its 501(c)(3) status. The Diocese requests that you apply its tax exemption to the aforementioned property as well.

Please do not hesitate to contact me with any questions or concerns.

Best regards,

Laura Ann McKee, Esq.  
In-house Counsel

cc: Aad de Lange, CFO

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## A. Settlement Statement

U.S. Department of Housing  
and Urban Development

HUD-1 (3/86) OMB No. 2502-0265

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number 13-261	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	<b>CASH</b>			

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower Catholic Diocese of Jackson P. O. Box 2248 Jackson, MS 39225	E. Name and Address of Seller David A. Varner and Mona F. Varner 248 Hoy Farms Drive Madison, MS 39110	F. Name and Address of Lender Cash
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G. Property Location 103 Brittany Way Madison, MS 39110	H. Settlement Agent ALBERT BOZEMAN WHITE, PLLC Place of Settlement 204 Key Drive Suite A Madison, MS 39110	I. Settlement Date 04/15/13
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J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due To Seller</b>	
101. Contract sales price	242,000.00	401. Contract sales price	242,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	947.00	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109. Homeowner dues 04/15/13 to 06/30/13	43.67	409. Homeowner dues 04/15/13 to 06/30/13	43.67
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross Amount Due From Borrower</b>	<b>242,990.67</b>	<b>420. Gross Amount Due To Seller</b>	<b>242,043.67</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>		<b>500. Reductions In Amount Due To Seller</b>	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	15,520.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan Citimortgage	55,839.13
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01/13 to 04/15/13	512.84	511. County taxes 01/01/13 to 04/15/13	512.84
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>5,512.84</b>	<b>520. Total Reduction Amount Due To Seller</b>	<b>71,871.97</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross Amount due from borrower (line 120)	242,990.67	601. Gross amount due to seller (line 420)	242,043.67
302. Less amounts paid by/for borrower (line 220)	( 5,512.84)	602. Less reductions in amt. due seller (line 520)	( 71,871.97)
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>237,477.83</b>	<b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	<b>170,171.70</b>

L. Settlement Charges

700. Total Sales/Broker's Commission based on price \$242,000.00 @ 6.0 % = 14,520.00			Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
Division of Commission (line 700) as follows:				
701. \$ 7,260.00	to Marketplace Real Estate	(includes 5,000.00 deposit)		
702. \$ 7,260.00	to Randall Craft Realty, LLC			
703. Commission paid at Settlement				14,520.00
704.				
<b>800. Items Payable In Connection With Loan</b>				
801. Loan Origination Fee	%			
802. Loan Discount	%			
803. Appraisal Fee	to			
804. Credit Report	to			
805. Lender's Inspection Fee				
806. Mortgage Insurance Application Fee to				
807. Assumption Fee				
808.				
809.				
810.				
811.				
812.				
813.				
814.				
<b>900. Items Required By Lender To Be Paid In Advance</b>				
901. Interest from	to	@ \$ /day		
902. Mortgage Insurance Premium for			months to	
903. Hazard Insurance Premium for			years to Catholic Mutual POC-B	
904.			years to	
905.				
<b>1000. Reserves Deposited With Lender</b>				
1001. Hazard Insurance	months @ \$	per month		
1002. Mortgage Insurance	months @ \$	per month		
1003. City property taxes	months @ \$	per month		
1004. County property taxes	months @ \$	per month		
1005. Annual assessments	months @ \$	per month		
1006.	months @ \$	per month		
1007.	months @ \$	per month		
1008. Aggregate adjustment	months @ \$	per month		
<b>1100. Title Charges</b>				
1101. Settlement or closing fee	to			
1102. Abstract or title search	to Advantage Title			82.00
1103. Title examination	to			
1104. Title insurance binder	to MS Valley Title Ins. Co.			50.00
1105. Document preparation	to			
1106. Notary fees	to			
1107. Attorney's fees	to Albert B. White			450.00
(includes above items numbers: )				
1108. Title insurance	to MS Valley Title Ins. Co.		947.00	21.00
(includes above items numbers: 1110 )				
1109. Lender's coverage	\$			
1110. Owner's coverage	\$ 242,000.00	968.00		
1111.				
1112.				
1113.				
<b>1200. Government Recording and Transfer Charges</b>				
1201. Recording fees: Deed \$12.00	; Mortgage \$	; Release \$		12.00
1202. City/county tax/stamps: Deed \$			; Mortgage \$	
1203. State tax/stamps: Deed \$			; Mortgage \$	
1204.				
1205.				
<b>1300. Additional Settlement Charges</b>				
1301. Survey to				
1302. Pest inspection to ABC Termite & Pest Control (POC-S)				
1303. 1 Yr Home Warranty to First American Home Buyers Protection				385.00
1304. Pest inspection to PestManagers, Inc. (\$133.75 POC-S)				
1305.				
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			<b>947.00</b>	<b>15,520.00</b>

I have carefully reviewed this Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

Borrower(s) Catholic Diocese of Jackson Seller(s) \_\_\_\_\_ 04/15/13  
 By: \_\_\_\_\_ 04/15/13 David A. Varner  
 Aad de Lange, Chief Financial Officer \_\_\_\_\_ 04/15/13  
 Mona F. Varner

The Settlement Statement which I have prepared is a true and accurate account of funds received and funds disbursed or to be disbursed for this transaction.

04/15/13 \_\_\_\_\_ Albert Bozeman White, PLLC, Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



## Parcel Details

Parcel number	071A-01C-001/02.41
PPIN	2807
Owner's name	CATHOLIC DIOCESE OF JACKSON
Physical street number	103
Physical street name	BRITTANY WAY
Mailing address	PO BOX 2248
Mailing city	JACKSON
Mailing state	MS
Mailing zip	39225
True Values	
Land	40000
Improvement	148560
Total	188560
Assessed Values	
Total	28284
Legal description	LOT 41 OF WINDSOR HILLS PART I C@97
Legal description 2	
Legal description 3	
Township	07N
Range	01E
Section	1
Taxing District:	2MM
Taxing Exempt:	YES
Supervisor District	2
Municipality	MADISON
School District	MADISON COUNTY
Special Assessment District	NONE

### Deeds signed through 12/31/2014 and recorded by 1/7/2015

Book / Page / Date

2929 / 420 / 2013-04-16

[View Deed]

395 / 727 / 1997-04-30	[View Deed]
341 / 78 / 1994-08-03	[View Deed]
329 / 714 / 1994-01-21	[View Deed]
299 / 200 / 1992-04-29	[View Deed]
	[Search By Legal Description]
Date	2013-04-16
Homestead	NO

## Available Maps

- 071A01C.PDF

**Notice: Map files are very large and may take several minutes to download.**

## Improvements

No.	Structure Type	Basic Sq Ft	Adj Sq Ft	Year Built	Value
1	SINGLE RESIDENCE	1,924	2,914	1994	148560

## Return to Street Name Search

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Need Help?

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Contact Us

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**VARNER DAVID A & MONA F**  
**103 BRITTANY WAY**

Parcel Number:

071A-01C-001/02.41

**Total amount due through Jun 2016 is \$2,838.46**

### Delinquent Taxes & Fees Due To Individual Or State

1,799.87	Amount of delq taxes for year 2013
125.99	Int from Feb 1 to date of sale
3.00	Pub fee @ 1.50 per publication
665.46	Purchasers interest at 1.5% for 23 months
0.00	Damages on sales prior to 1994

### Damages, Fees & Accrued Taxes Due To County

90.00	Damages on sales after 1994
6.47	County actual postage
0.00	Publishers actual fee

### Sheriff Fees

0.00	Serving First Notice
0.00	Serving Second Notice

### Clerks Fees

50.00	Identify record owners
1.00	Recording list
0.00	Issue first Sheriff notice
1.00	Mail first notice to owner
0.00	Issue second Sheriff notice
0.00	Mail second notice to owner
0.00	Issue each leinor notice
0.00	Publishers actual fee

10.00	Recording each redemption
1.00	Abstracting each subdivision
1.00	Certify amount to redeem
1.00	Certify release from sale
82.67	Redemption fee 3% of 2,838.46

### Grand Total

\$2,838.46

Total Amount To Redeem through Jun 2016

**Return to search results.**

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Need Help?

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Contact Us

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