

RONNY LOTT  
MADISON COUNTY CHANCERY CLERK

MEMORANDUM

TO: Madison County Board of Supervisors  
FROM: Ronny Lott, Chancery Clerk *RL/cl*  
DATE: March 19, 2018  
RE: Void 2017 Tax Sale of Homestead Chargeback Disallowance  
Jodi H Moak, Parcel No. 072C-05D-003/02.46

I am requesting you allow me to void the 2017 Tax Sale of homestead chargeback disallowance on Jodi H Moak, parcel no. 072C-05D-003/02.46. On June 1, 2015, Mississippi Department of Revenue submitted a homestead chargeback against Ms. Moak. Upon discovery, the property was sold to Trudi J Sellers in 2014 and recorded in Deed Book 3124 at Page 507. Pursuant to the AG's Opinion dated September 29, 2006 and MS Code Ann. §27-33-371), the homestead chargeback is a personal liability against Ms. Jodi H Moak and would not apply to Ms. Sellers.

Thank you.

Homestead Notice of Adjustment

DEPARTMENT OF  
**REVENUE**  
STATE OF MISSISSIPPI



Date: June 01, 2015  
Letter ID: L0129017984  
Period: December 31, 2014  
Account #: 1027-8683



RONNY LOTT  
MADISON COUNTY BOARD OF SUPERVISORS  
PO BOX 404  
CANTON MS 39046-0404

MOAK JODI H  
219 NORTH PLACE DR  
MADISON MS 391100000

**Reimbursement Year:** 2014

**Parcel#:** 072C-05D-003/02.46

**School District:** Madison County Schools

BOOK 3265 PAGE 381 DOC 79 TY W  
INST # 771041 MADISON COUNTY MS.  
This instrument was filed for  
record 10/14/15 at 8:23:11 AM  
RONNY LOTT, C.C. BY: CMH D.C.

This is notice that the Department is making an adjustment to the Countys Homestead Exemption reimbursement. The above applicant is not qualified for Homestead Exemption.

12. Applicant or applicant's spouse was allowed exemption on other property. §27-33-21 (c)

If the applicant has any questions about the income tax debt, they may review their account information online through the Taxpayer Access Point at [www.dor.ms.gov](http://www.dor.ms.gov). If the applicant has any questions about residency status or does not have internet access, they may call 601-923-7618 for assistance.

Please complete the enclosed Notice Certification and forward to the appropriate offices as directed.

You may provide a copy of this notice to the applicant. Please note that the applicant must file any objection to this action with the Clerk of the MADISON County Board of Supervisors (Chancery Clerk's office), not the Department. The applicant has 30 days from the date of this letter to file the objection with the Clerk. If not filed in the time provided, the decision to disallow the applicants homestead exemption is final.

Sincerely,  
Tax Administrator

Enclosure: Notice Certification

**Notice Certification**

Date: June 01, 2015  
Letter ID: L0129017984  
Period: December 31, 2014  
BOOK 3265 PAGE 382  
###

This certifies that the Board of Supervisors for MADISON County considered the Notice of the Department of Revenue of its disallowance of the Homestead Exemption for the below applicant. The Board entered into its minutes its determination concerning whether to accept or object to this action.

Applicant Name	Parcel #	School District
MOAK JODI H 219 NORTH PLACE DR MADISON MS 391100000	072C-05D-003/02.46	Madison County Schools

**Agree and Accept**

The Board has met and entered into its minutes an order directing that the MADISON County Tax Collector re-assess and list the above property as subject to all taxes. The tax is due and payable on or before the next February 1, following the date of this notice.

*So certified and confirmed by the Clerk of the MADISON Board of Supervisors,*

Clerk Ronny Jett, CC.  
(Board Clerk Signature)  
By Cheryl Houston, DC.



The meeting of the MADISON Board of Supervisors was held 7/20/15  
(Enter date)

*If in agreement, a copy of this completed document must be provided to the MADISON County Tax Collector.*

**Disagree and Object**

The Board has met and entered into its minutes an order of its intent to file an objection with the Department of Revenue concerning this action.

*So certified and confirmed by the Clerk of the MADISON Board of Supervisors,*

Clerk \_\_\_\_\_  
(Board Clerk Signature)

The meeting of the MADISON Board of Supervisors was held \_\_\_\_\_  
(Enter date)

*If in disagreement, a copy of this completed document must be provided to the Department of Revenue, Office of Property Tax. A copy of the order of the Board of Supervisors providing the reason for the objection must be attached along with any documentation necessary to support the objection.*

12.0  
532

Instrument prepared by and Return to:

Andy D. Segrest  
Miss. Bar Roll No: 101852  
RANDALL, SEGREST, WEEKS &  
REEVES, PLLC  
992 Northpark Drive, Suite A  
Ridgeland, Mississippi 39157  
601.956.2615 (voice)  
601.956.2642 (facsimile)  
www.randallsegrest.com  
RS14-08-0703

Property Derivation:

Book 1733 Page 591

Grantor:

560 WESTWIND DRIVE  
BRANDON, MS 39042  
(601)383-4720

Grantee:

219 NORTH PLACE DRIVE  
MADISON, MS 39110  
(601)750-0453

Indexing Instructions:

Lot 45 of NORTH PLACE OF MADISON,  
PART 1-C, Plat Book/Cabinet C at  
Page/Slide/Slot 4, Land Records at  
CANTON, MADISON County, Mississippi.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, JOSEPH BREWER ("Grantor") does hereby convey and quitclaim unto TRUDI J. SELLERS ("Grantee") that certain parcel of property lying and being situated in MADISON County, Mississippi, and being more particularly described as follows, to-wit:


LOT 45 OF NORTH PLACE OF MADISON, PART 1-C, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY AT CANTON, MISSISSIPPI, IN PLAT BOOK/CABINET C AT PAGE/SLIDE/SLOT 4 THEREOF, REFERENCE TO WHICH IS MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

AND BEING THE SAME PROPERTY DESCRIBED IN  
WARRANTY DEED RECORDED IN BOOK 1733 AT PAGE  
591.

(the "Property").

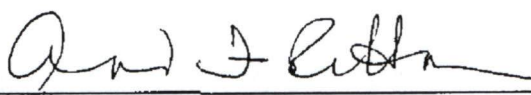
[EXECUTION PAGE(S) FOLLOW]

WITNESS THE SIGNATURE OF THE GRANTOR as of the day herein acknowledged.

  
JOSEPH BREWER

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5<sup>th</sup> day of ~~AUGUST~~ <sup>September</sup>, 2014, within my jurisdiction, the within named JOSEPH BREWER, who acknowledged that (he) (she) (they) executed the above and foregoing instrument.

  
\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

