



P.O. Box 113
Canton, MS 39046-0113

Canton Fax: 601-859-0322
Madison Fax: 601-898-0731

Kay Pace
Tax Collector
Madison County

Canton: 601-859-5226
Flora: 601-879-9537
Madison: 601-856-4472

Myrtle Rayburn, Chief Deputy
Canton Office 601-855-5605

Laura Sullivan, Chief Deputy
Madison Office 601-855-5601

April 15, 2023

Mr. Gerald Steen, President
Madison County Board of Supervisors
Canton, Mississippi 39046

RE: Tax Sale Void, 072I-29B-064, JOYCE B BROWN, 9-30-22, R905684

Dear Mr. Steen and Board Members:

This letter is a request to void the above described tax sale. The tax sale was a double billing entered in error on the tax roll by this office. Mrs. Brown redeemed the tax sale in the Chancery Clerk Office in good faith and should be refunded a total of \$1100.55, plus interest \$49.52, \$1153.07, plus the Chancery fee paid by her for the redemption.

Sincerely,

Kay Pace, Tax Collector
Madison County, Mississippi



MADISON COUNTY, MS
 I certify this instrument filed/recorded
 02/17/2023 10:40:25 AM
 Inst. 976894 Page 1 of 1
 Book W - 4302 / 874.00
 Witness my hand and seal
 RONNY LOTT, C.C. BY: MS D.C.

State Of Mississippi
 County Of Madison

RELEASE FROM DELINQUENT TAX SALE NUMBER 57011

FPIN 16346 Yr 2021 Entry Parcel No 072I-29B-064/00.00

In Consideration of 1393.12 Dollars received from BROWN BUCKNER JOYCE 604.955.86,
 74 403 IDLEWOODS LANE RIDGLEBLAND MS 39157
 , the amount necessary to redeem the following described property:
 Description of Property Section Township Range Acres
 LOT 52 SHADOWOOD PART I
 assessed to BROWN JOYCE B and sold to TLAGFY, LLC AND SECURED PARTY
 at Delinquent Tax Sale on 8/29/2022, for taxes thereon for the year 2021 the said land is
 hereby released from all claim or title of state or purchaser under said tax sale, in
 accordance with Section 27-45-3, Mississippi Code of 1972 (as amended).

(BE SURE TO HAVE YOUR CHANCERY CLERK RECORD THIS RELEASE.)
 STATEMENT OF AMOUNT NECESSARY TO REDEEM Tax Receipt Number 99999

I. DELINQUENT TAX AND FEES DUE INDIVIDUAL OR STATE PURCHASER:			
1. Amount of 2021 delinquent tax (Section 27-45-3)	County	338.88	
	City	204.56	
	School	557.11	
2. Interest on delinquent tax (Section 27-41-9)	County	3.80	
	City	14.32	
	School	39.00	
3. Publishers fee (per publication) (Section 25-7-21(3))		3.00	
4. Subtotal lines 1, 2, and 3			1160.67
5. Purchasers interest on line 4 at 1 (or 1.5 for sales after March 27, 1995) per month since sale date. (7 months x 1.5 x line 4) (Section 27-45-3)			121.87
6. Damages (only for sales prior to July 1, 1994) 5 on delinquent tax (5 line 1) (Section 27-45-3)	County		
7. TOTAL AMOUNT DUE TO PURCHASER (Lines 4, 5, and 6)			1282.54
II. DAMAGES, FEES AND ACCRUED TAXES DUE TO COUNTY:			
8. Damages (only for sales from July 1, 1994) 5 on delinquent tax (5 line 1) (Section 27-45-1)	County	16.94	
	City	10.23	
	School	27.86	
9. County actual postage fee (Section 27-43-3)			
10. Publishers actual fee (if paid by county) (Section 25-7-21)			
11. Accrued Taxes for year (Section 27-45-3)	County		
12. Interest on accrued taxes for year (Section 27-45-3) 1.5 x 64 months	County		
13. Accrued Taxes for year (Section 27-45-3)	County		
14. Interest on accrued taxes for year (Section 27-45-3) 1.5 x months	County		
15. TOTAL AMOUNT DUE TO COUNTY (Lines 8 through 14)			55
III. FEES DUE TO COUNTY OFFICIALS			
Sheriffs Fees:			
16. 1st Notice (Section 27-43-3)			
17. 2nd Notice (Section 27-43-3)			
18. TOTAL AMOUNT DUE TO SHERIFF (lines 16 and 17)			
Chancery Clerks Fees:			
19. Identify record owners (Section 27-43-3)		\$50.00	
20. Recording list, each subdivision lot (Section 25-7-21(4) (a))		\$1.00	1.00
21. Issue 1st sheriffs notice (Section 27-43-3)		\$2.00	
22. Mail 1st owners notice (Section 27-43-3)		\$1.00	
23. Issue 2nd sheriffs notice (Section 27-43-3)		\$5.00	
24. Mail 2nd owners notice (Section 27-43-3)		\$2.50	
25. Issue each lienor notice (Section 27-43-11)		\$7.00	
26. Publishers actual fee, if paid by clerk (Section 27-43-3)			
27. Recording each redemption (Section 25-7-21(4) (d))		\$10.00	10.00
28. Abstracting each subdivision lot (Section 25-7-21(4) (e))		\$1.00	1.00
29. Certify amount to redeem (Section 25-7-9(1) (a))		\$1.00	1.00
30. Certify release from sale (Section 25-7-9(1) (a))		\$1.00	1.00
31. Subtotal Lines 19 through 30			14.00
32. Calculation subtotal lines 7, 15, 18 and 31		1351.57	
33. Redemption fee 3% x line 32 (Section 25-7-21(4) (f))			40.55
34. TOTAL AMOUNT DUE TO CHANCERY CLERK (Lines 31 and 33)			54.55
36. Archive		1.00	
IV. AMOUNT TO RECEIVE FROM REDEEMER:			
38. GRAND TOTAL (lines 7, 15, 18, 34, 35, 36, and 37)			1393.12

I certify that the above is a true and correct statement of amount
 necessary to redeem said property, on this day of 2/17/2023.
 RONNY LOTT
 CC CHANCERY CLERK
 Revised by: Office of the State Auditor 6/95 By: Murray Sandifer D.C.

MADISON COUNTY, MS RONNY LOTT
 I CERTIFY THIS INSTRUMENT WAS FILED ON 2/17/2023 10:40:25 AM AND RECORDED IN W BOOK 4302 PAGE 874



PTAX0I - B
Tax Year 2022

County of Madison
TAX RECEIPT INQUIRY
4/20/2023

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<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 905684	072I-29B-064/00.00	360		107.7600

Name	Total Valuation. . .	Value	Tax
BROWN JOYCE B		17713	1,908.75
Name, Address, Description	Exempt Credit. . .		
-----	All Exempt Credit.	7500	808.20
403 IDLEWOODS LANE	Net Ad Valorem Tax.		1,100.55
RIDGELAND MS 39157			

LOT 52 SHADOWOOD PART I	Total Tax	1,100.55
	Total Paid (see below).	1,153.07
	Interest Due.00
	Amount Due.	*PRINTED*

	INSTALLMENTS		
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	9/30/22	49.52	SAL
2			
3			
			<u>Taxes</u>
			1,100.55

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PTAX0I - B
Tax Year 2022

County of Madison
TAX RECEIPT INQUIRY
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<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 005684	072I-29B-064/00.00	360		107.7600

Name	Value	Tax
BROWN JOYCE B	Total Valuation. 17713	1,908.75
Name, Address, Description	Exempt Credit.	
-----	All Exempt Credit. 7500	808.20
403 IDLEWOODS LANE	Net Ad Valorem Tax.	1,100.55
RIDGELAND MS 39157		

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INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	1/15/22		111
2			
3			
			<u>Taxes</u>
			1,100.55

Enter=Next | F1=Search | F3=End | F7=End