

IN THE CHANCERY COURT OF HANCOCK COUNTY, MISSISSIPPI

MATTHEW J. STIEFFEL

PLAINTIFF

VERSUS

CASE NO. 23CV566-JS

ATTORNEY GENERAL, LYNN FITCH;
DISTRICT ATTORNEY, CROSBY PARKER;
HANCOCK COUNTY, MISSISSIPPI;
CITY OF BAY SAINT LOUIS, MISSISSIPPI;
MELVIN J. BELL, E.L. WILLIAMS,
DON PULLEN, AND JAMES E. SULLIVAN,
IF LIVING, AND THEIR UNKNOWN HEIRS
AT LAW, IF DECEASED;
UNKNOWN HEIRS AT LAW OF A.J. BURGESS, DECEASED;
JIMMY DALE BURGESS, IF LIVING, AND HIS
UNKNOWN HEIRS AT LAW, IF DECEASED,
AND ANY AND ALL PERSONS OR ENTITIES
HAVING OR CLAIMING A LEGAL OR EQUITABLE
CLAIM OR INTEREST IN THE FOLLOWING
DESCRIBED PROPERTY SOLD TO BROCKET LLC
ON OR ABOUT AUGUST 31, 2020
FOR DELINQUENT 2019 HANCOCK COUNTY
PROPERTY TAXES:

FILED

OCT 11 2024

TIFFANY LEE COWMAN
CHANCERY CLERK

BY CH D.C.

DEFENDANTS

The West 97.5 feet of Lot 109, Third Ward, City of Bay St. Louis, County of Hancock; and also described as Lot 109A, Third Ward, City of Bay St. Louis, County of Hancock. Tax Parcel No. 137J-0-44-056.000

SUMMONS

TO: City of Bay Saint Louis, Mississippi c/o City Clerk, Michael Reso, 688 Highway 90, Bay St. Louis, MS 39520

NOTICE

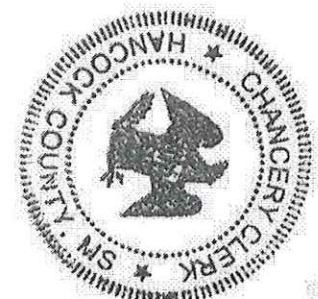
This is a suit by the Plaintiff to confirm his tax title and for other relief regarding that certain property described above, and as more fully set out in the Complaint that is on file in the Chancery Court of Hancock County, Mississippi in the above case number. You are required to mail or hand-deliver a copy of your response to the Complaint within thirty (30) days from receipt of the Summons and Complaint to the attorney for the Plaintiff, Kelly Michael Rayburn, Esq., whose address is Post Office Box 2566, Gulfport, Mississippi 39505. OTHERWISE, IF YOU FAIL TO FILE A RESPONSE, A JUDGMENT BY DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE COMPLAINT.

You must also file the original of your response with the Clerk of this Court within a reasonable time afterward. The address of the Clerk of this Court is 152 Main Street, Suite A, Bay St. Louis 39520.

DATED: 10/11/2024

TIFFANY LEE COWMAN, Chancery Clerk
Hancock County, Mississippi
By: Cheryl H. Holland
Deputy Clerk

Kelly Michael Rayburn, MSB# 8604
Attorney for Plaintiff
P.O. Box 2566, Gulfport, MS 39505;
(228) 539-2400 (ofc); (228) 539-3130 (fax)



IN THE CHANCERY COURT OF HANCOCK COUNTY, MISSISSIPPI

MATTHEW J. STIEFFEL

PLAINTIFF

VERSUS

CASE NO. 23CH1:24-cv-566-JS

ATTORNEY GENERAL, LYNN FITCH;
DISTRICT ATTORNEY, CROSBY PARKER;
HANCOCK COUNTY, MISSISSIPPI;
CITY OF BAY SAINT LOUIS, MISSISSIPPI;
MELVIN J. BELL, E.L. WILLIAMS,
DON PULLEN, AND JAMES E. SULLIVAN,
IF LIVING, AND THEIR UNKNOWN HEIRS
AT LAW, IF DECEASED;
UNKNOWN HEIRS AT LAW OF A.J. BURGESS, DECEASED;
JIMMY DALE BURGESS, IF LIVING, AND HIS
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and also described as Lot 109A, Third Ward, City of Bay St. Louis, County of Hancock.

Tax Parcel No. 137J-0-44-056.000

COMPLAINT FOR CONFIRMATION OF TAX TITLE
AND FOR OTHER RELIEF

COMES NOW the Plaintiff, Matthew J. Stieffel, and files this Complaint for
Confirmation of Tax Title and for Other Relief, pursuant Sections 11-17-1 et. seq. of the
Mississippi Code of 1972, Annotated, as amended, and would respectfully show unto the
Court the following, to-wit:

I.

The property that is the subject of this action is located within the jurisdiction of this Court in Hancock County, Mississippi, and therefore, this Court has jurisdiction over the subject matter in this action. The property is legally described as follows:

The West 97.5 feet of Lot 109, Third Ward, City of Bay St. Louis, County of Hancock; and also described as Lot 109A, Third Ward, City of Bay St. Louis, County of Hancock.

Tax Parcel No. 137J-0-44-056.000

II.

The Defendant, State of Mississippi, may be served with the process of this Court upon the Attorney General for the State of Mississippi, Lynn Fitch, at her regular business address. The Defendant, Crosby Parker, District Attorney, may be served with the process of this Court at his regular business address. The Defendant, Hancock County, may be served with process upon the Chancery Clerk of Hancock County, Mississippi, Tiffany Lee Cowman, at her regular business address. The Defendant, City of Bay St. Louis, Mississippi may be served with process upon the City Clerk, Michael Reso, at 688 Highway 90 Bay St. Louis, MS 39520. A prior tax sale purchaser of the subject property that received a Chancery Clerk's Conveyance (with Don Pullen) is A.J. Burgess (see deraignment of title), who died on March 28, 1993. The only possible heir at law (son) of this decedent that could be located after diligent search and inquiry is Jimmy Dale Burgess. Service of the summons and complaint will be attempted upon him at his last known address of 2201 Pheasant Ridge Road, Mahomet, IL 61853-9434. The Defendants Melvin J. Bell, E.L. Williams, Don Pullen, and James E. Sullivan, may be served with the summons and complaint as follows:

1) Melvin J. Bell – 165 Parsonage Road, Colfax, LA 71417-6075.

- 2) E.L. Williams – The whereabouts of this person, who was a prior tax sale purchaser (see deraignment) could not be located after diligent search and inquiry. Publication will be made for him, if living, and for his unknown heirs at law, if deceased.
- 3) Don Pullen – 4916 Lake Vista Drive, Metairie, LA 70006-1127
- 4) James E. Sullivan – 3556 Wilson Avenue, Cincinnati, OH 45229-2423

III.

After diligent search and inquiry the address and whereabouts of any other persons or entities that may have a legal or equitable claim or interest could not be identified. These unknown persons or entities and the named Defendants herein, if living, and their unknown heirs at law, if deceased, shall also be served with the process of this Court by publication pursuant to Rule 4 of the Mississippi Rules of Civil Procedure.

IV.

DERAIGNMENT

The relevant conveyances of the subject property are as follows:

- a) Warranty Deed from Elmer Jerry Huff, Lawrence Huff and Shelton Young, Jr. to Melvin J. Bell, dated August 30, 1972, Deed Book X-9, Page 59;
- b) Tax Sale to E.L. Williams for 1978 taxes, not redeemed;
- c) Chancery Clerk's Conveyance to E.L. Williams dated September 21, 1981 (conveyance can't be located in land records);
- d) Tax Sale to City of Bay St. Louis, Mississippi for 1978 taxes not redeemed;
- e) Tax Sale to City of Bay St. Louis, Mississippi for 1982 taxes not redeemed;

- f) Tax Sale on or about August 26, 1985 to A.J. Burgess and Don Pullen for 1984 taxes not redeemed;
- g) Chancery Clerk's Conveyance to A.J. Burgess and Don Pullen dated September 8, 1987, Deed Book BB19, Page 587 (for August 26, 1985 tax sale for delinquent 1984 taxes);
- h) Tax Sale to City of Bay St. Louis, Mississippi for 1986 taxes not redeemed;
- i) Tax Sale to City of Bay St. Louis, Mississippi for 1989 taxes not redeemed;
- j) Tax Sale to State for 1989 taxes not redeemed;
- k) Forfeited Tax Land Patent to James E. Sullivan dated May 10, 2007, Deed Book 2009 Page 2981;
- l) Tax Sale to Brocket LLC on or about August 31, 2021 for delinquent 2020 taxes assessed to James E. Sullivan not redeemed;
- m) Chancery Clerk's Conveyance to Brocket LLC, dated July 15, 2024, Deed Book 2024, Page 10237(for August 31, 2021 tax sale for delinquent 2020 taxes assessed to James E. Sullivan, not redeemed;
- n) Quitclaim Deed from Brocket LLC to Matthew J. Stieffel, dated July 18, 2024, Deed Book 2024, Page 10552.

V.

The Plaintiff contends that the subject property was properly levied and assessed for the 2020 tax year and that the Tax Assessor and Collector of Hancock County and the Board of Supervisors of Hancock County did all things proper and according to law in the assessments and equalization of assessments for said property for the 2020 tax year. The Ad Valorem property taxes for this tax year on the subject parcel became delinquent

and said parcel was properly advertised for sale according to law. The subject property was sold to the Plaintiff's predecessor in interest Brocket LLC for 2020 taxes, the sale being recorded in the Tax Sale records.

VI.

The subject property was not redeemed within two years from the date of the tax sale by the assessed owner as required by law.

VII.

The Plaintiff is entitled to a judgment finally and conclusively confirming and validating his title to the above described property and further is entitled to a finding that said Chancery Clerk's Conveyance to the Plaintiff's predecessor in interest was lawful and valid and that the Plaintiff's title is conclusive and valid as against all other named and unnamed defendants.

VIII.

Plaintiff further request that the Court find that said deraignment of title is sufficient to show the chain of title to the subject parcel of property.

WHEREFORE, the Plaintiff respectfully requests that the Complaint be received and filed, and that process issue for all named and unnamed defendants, and further that the Plaintiff be granted all of the relief as requested herein, and any additional legal and equitable relief to which he is entitled under the circumstances.

RESPECTFULLY SUBMITTED, on this the 9th day of October 2024.

MATTHEW J. STIEFFEL, Plaintiff

BY: 

Kelly Michael Rayburn

Attorney for Plaintiff
P.O. Box 2566
Gulfport, MS 39505-2566
(228) 539-2400 (ofc)
(228) 539-3130 (fax)
MSB# 8604

ATTESTATION

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

I, Kelly Michael Rayburn, Attorney for Plaintiff, Matthew J. Stieffel, in this cause, and that after diligent search and inquiry, and upon personal knowledge and knowledge and facts obtained from Plaintiff and through investigation of counsel, I attest that all matters stated and facts alleged in the above Complaint are true and correct as stated; and further attest that all persons, firms, corporations or other entities, who, at law, equity or otherwise that may have or claim any legal right, title estate or interest in, to or against the subject property, or any part have been duly joined in and made parties to this action; and that no party named in this action is an infant, unrepresented incompetent person, convicted felon, or is in the military service with the purview of the Servicemembers Civil Relief Act.

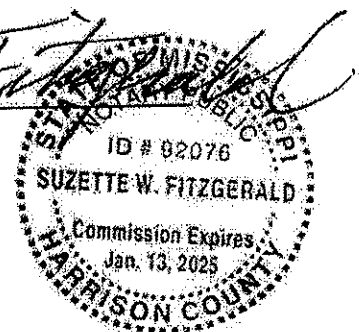
WITNESS MY SIGNATURE on this the 9th day October 2024.


Kelly Michael Rayburn

SWORN TO AND SUBSCRIBED before me on this the 9 day of October 2024.

(SEAL)


NOTARY PUBLIC



2024 10237
Recorded in the Above
Deed Book & Page
07-15-2024 11:38:10 AM
Tiffany L. Cowan
Hancock County

OFFICIAL TAX DEED
CHANCERY CLERK'S CONVEYANCE
LAND SOLD FOR TAXES
(Chapter 27-45-3 Code of 1972)

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

Be it known that JIMMIE LADNER, Tax Collector of Said County of HANCOCK, did, on the 31ST day of AUGUST A.D. 2021, according to law, sell the following described land situated in said county and assessed to SULLIVAN JAMES E to wit:

DESCRIPTION OF LAND: 109A 3RD WARD BAY ST LOUIS SEC TWP RANGE
44 08 14W

Receipt #: 2020-45874-00 Conveyed Date: 7/15/2024
Parcel #: 1375-0-44-056.000 Dist: 1050 City: 1 School: 1
HANCOCK County Reference: Bk: 2009 Page: 2981 Date: 3/09/2009

FOR THE TAXES ASSESSED THEREON for the year A.D. 2020, when BROCKET LLC

became the best bidder therefore, at and for the sum of \$163.56 and the same not having been redeemed, I therefore sell and convey said above described land to the said BROCKET LLC

Given under my hand and official seal of office, this the 15TH day of JULY, 2024.

Tiffany L. Cowan
TIFFANY L. COWAN, Chancery Clerk



DUE TO BE PAID BY PURCHASER UPON DELIVERY OF CONVEYANCE

I. DUE TO COUNTY		
COUNTY certified postage fee (27-43-3)	\$ 5.12	5.12
COUNTY regular postage fee (27-43-3)	\$ 1.55	1.55
Publisher's actual fee paid by COUNTY (27-43-3)	\$ 1.05	1.05
Damages due to COUNTY on gross taxes	\$ 1.00	1.00
MS Dept of Archives and History fee (25-60-5)	\$ 1.00	1.00
TOTAL DUE TO COUNTY		7.67
II. DUE TO SHERIFF		
Serving 1st Notice (27-43-3)	\$ 45.00	45.00
Serving 1st Additional Notice (25-7-19)	\$ 45.00	45.00
Serving 2nd Notice (27-43-3)	\$ 45.00	45.00
Serving 2nd Additional Notice (25-7-19)	\$ 45.00	45.00
TOTAL DUE TO SHERIFF		180.00
III. DUE TO CHANCERY CLERK		
Recording tax conveyance (25-7-21(4b))	\$ 26.00	26.00
Abstract each deed per section (25-7-21(4c))	\$ 1.00	1.00
Identify record owners (27-43-3)	\$ 50.00	50.00
Abstract list each subdivision (25-7-9)	\$ 1.00	1.00
Issue 1st Sheriff's notice (27-43-3)	\$ 2.00	2.00
Mail 1st Owner's notice (27-43-3)	\$ 1.00	1.00
Issue 2nd Sheriff's notice (27-43-3)	\$ 1.00	1.00
Mail 2nd Owner's notice (27-43-3)	\$ 1.00	1.00
Issue each Ignor notice (27-43-11)	\$ 26.00	26.00
Record 1st Affidavit (25-7-9)	\$ 26.00	26.00
Record 2nd Affidavit (25-7-9)	\$ 26.00	26.00
Certify amount to redeem (25-7-9(1a))	\$.03	3.38
Certify release from sale (25-7-9(1a))	\$.03	108.38
Redemption fee % on total amount of taxes	\$.03	108.38
TOTAL DUE TO CHANCERY CLERK		116.05
GRAND TOTAL DUE		116.05

CONTINUED ON NEXT PAGE...

EXHIBIT A
(PAGE 1 OF 3 PAGES)

STATE OF MISSISSIPPI

2024 10238
Deed Book & Page

Personally appeared before me, the undersigned authority of law in and for the county and state aforesaid, the within named TIFFANY LEE COWMAN, Chancery Clerk in and for said County and state, who acknowledged that he/she signed and delivered the foregoing instrument on the day and year therein mentioned.

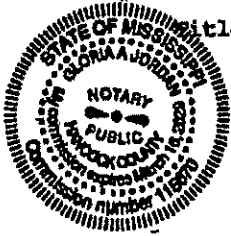
Given under my hand and official seal of office, this the 15TH day of JULY, 2024.

MY COMMISSION EXPIRES:

3/16/2028

PREPARED BY:
TIFFANY LEE COWMAN

854 HWY 90, SUITE B
RAY ST. LOUIS, MS 39520
PHONE: 228-467-5404



RETURN TO:

Gloria A. Jordan
Brockett LLC
P O BOX 115
LAUDERDALE, MS 39335
PHONE: 501-766-4788

FIRST AFFIDAVIT - TAX SALE

FOR TAX YEAR: 2020
Parcel #: 137J-0-44-056.000
Property Owner Name (as assessed): SULLIVAN JAMES E
In Care Of:
Address: 3556 WILSON AVE, CINCINNATI OH 45529-2423

DATE OF TAX SALE: 8/31/2021

Receipt #: 2020/45874/00

PPIN #: 000009072

LEGAL DESCRIPTION

109A 3RD WARD BAY ST LOUIS

MORTGAGE/ LIEN(S) ON FILE

CURRENT PROPERTY OWNER

Current Property Owner Name: _____

Address: _____

Telephone: _____

Certified Mail Mailed To: _____ Assessed Owner

Certified Mail Mailed To: _____ Current Owner

Certified Mail Returned: Date _____ Signed By: _____

SEARCH LOCATIONS

☒ Tax Collector
☒ Water Assoc.
☒ Homestead
☒ Land Records
☐ Utilities
☒ 911 System
☒ Internet
☒ Phone Directory
☒ Prior Tax Sale
☐ Voter Register

TELEPHONE RECORD

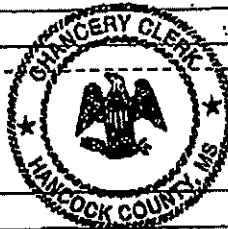
Date: _____ Time: _____ Phone #: _____

Person Talked to: _____

Message: _____

NOTES

*** No Notes on File ***



Hancock County

I certify this instrument was filed on
07-15-2024 11:38:10 AM
and recorded in Deed Book
2024 at pages 10237 - 10239
Tiffany L. Cowman

Tiffany L. Cowman

AFFIDAVIT

I certify that I have made a diligent effort to locate the above named person(s) whose property is, hereby, This the 15TH day of JULY, 2024.

Prepared by: Grantor
TIFFANY LEE COWMAN
854 HWY 90, SUITE B
BAY ST. LOUIS, MS 39520
228-467-5404



Signed

Tiffany L. Cowman

D.C.

Return to: Grantee
BROCKET LLC
P O BOX 115
LAUDERDALE MS 39335
501-766-4788

2024 10552
Recorded in the Above
Deed Book & Page
07-22-2024 12:09:44 PM
Tiffany L Cowan
Hancock County

Prepared By:
Brocket, LLC
P.O. Box 115
Lauderdale, MS 39335
Phone: 501.766.4788

Return To:
Brocket, LLC
P.O. Box 115
Lauderdale, MS 39335
Phone: 501.766.4788

Indexing: Section 44 Township 8 Range 14W
109A 3RD WARD BAY ST LOUIS

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the sufficiency of which is hereby acknowledged, the undersigned,

Brocket LLC, a Mississippi Limited Liability Company
P.O. Box 115 / 9381 Hwy 45 North
Lauderdale, MS 39335
501.766.4788

does hereby grant, bargain, sell, convey, and quitclaim to

Matthew J Stieffel
507 Citizen St
Bay St Louis, MS 39520
228.224.5530

Grantor's interest if any derived from the Tax Sale and Tax Deed in and to that certain property lying and being situated in Hancock County, Mississippi, and more particularly described as follows, to-wit

Section 44 Township 8 Range 14W
109A 3RD WARD BAY ST LOUIS BK 2009 PG 2981 3/9/2009
Parcel: 137J-0-44-036.000

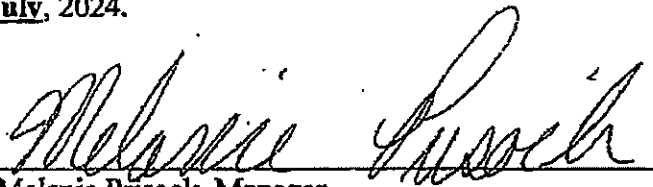
BIT B
PAGE 1 OF 2 PAGES

This conveyance made subject to all applicable restrictive covenants, easements and right-of-way that may have been previously reserved.

Grantor is conveying its interest in the 2020 Hancock County property tax and tax deed. It is the intention of Grantor to convey whether correctly described or not the property conveyed Grantor by tax deed recorded DB 2024 / PG 10237 of the records of the Chancery Clerk of Hancock County. Grantee is responsible for all other taxes and/or fees due Hancock County or any other entity.

This conveyance is made without warranty of title, neither expressed nor implied, as to the status of the title to said property except that Grantor represents and warrants that it has taken no action which impairs the right, title, claim, and interest acquired in said lands through the foregoing described tax sale and tax deed. Grantor conveys only such title as is vested in said company by virtue of said deed.

WITNESS my signature this the 18th day of July, 2024.



Melanie Prisock, Manager
Brocket, LLC

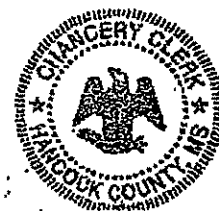
STATE OF MISSISSIPPI
COUNTY OF LAUDERDALE

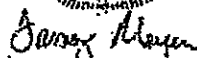
This day personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Melanie Prisock, Manager of Brocket, LLC, who acknowledged to me that in such capacity she signed and delivered the foregoing Quit-Claim Deed for and on the behalf of said company, having been first duly authorized so to do.

Given under my hand and seal on this the 18th day of July, 2024.




NOTARY PUBLIC





Hancock County
I certify this instrument was filed on
07-22-2024 12:09:44 PM
and recorded in Deed Book
2024 at pages 10552 - 10553
Tiffany L. Cowan