

Bond Case Briefs

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Hewitt v. TJM Properties, Inc.

Supreme Court of Mississippi - March 19, 2026 - So.3d - 2026 WL 773260

Proposed developers of property that county had acquired from property owner filed notice of lis pendens claiming a construction lien on the property, which had been reacquired by owner via a foreclosure sale, and seeking to recover \$8,607,898.68 in expenses they had incurred in anticipation of the development project.

The Chancery Court entered judgment dismissing developers' claims with prejudice and awarding owner \$200,000 in damages based on an earlier agreed order. Developers filed motion for reconsideration, which was denied, and then appealed.

The Supreme Court held that:

- Developers could not establish a valid construction lien against the property;
- Lease-purchase agreement between county and developers did not enable developers to place the construction lien; and
- Developers lacked standing to challenge the transfer of funds between county and owner.