

**IN THE THIRD JUDICIAL DISTRICT, STATE OF TENNESSEE
HAWKINS COUNTY CHANCERY COURT, AT ROGERSVILLE**

**THE STATE OF TENNESSEE in its own behalf and for
The use and benefit of the HAWKINS COUNTY,
TENNESSEE, the cities of Bulls Gap, Church Hill, Kingsport,
Mt. Carmel, Rogersville, and Surgoinsville,
Plaintiffs**

Vs.

No. 7290

**DELINQUENT TAXPAYERS
Defendant.**

N O T I C E

By virtue of, and pursuant to, judgment of the Chancery Court for Hawkins County, at Rogersville, Tennessee, pronounced the 30th day of December 2024, I will sell at a public online sale to the highest bidder **on February 3rd, 2025, beginning at 10:00A.M.** the properties set forth on the attached exhibit. The sale will be a live bid auction hosted at **<http://www.govease.com/auctions>**. Online registration will open January 8th, 2025. There are many features that this service will bring to the participants of the auction, and online webinar trainings are available. Online webinar training sessions will be hosted on the auction website (www.govease.com/help).

TERMS OF SALE: Said properties are to be sold for cash. Judgment includes delinquent city and county taxes, penalties, interest, fees and costs from entry of same to date of sale. Properties are subject to the equity of redemption, 2024 county, city and personal property taxes which are not included in this cause. Payment of all amounts owed the county and cities for 2023 and prior tax years will result in such parcels being removed from the sale. Successful bidders shall receive a tax deed for each parcel purchased upon expiration of the redemption period. Tax deeds are without warranties of title. It is the bidder's responsibility to research the properties upon which bids are placed and to understand what properties and interest are being sold. No survey of these properties has been conducted on or for the county or cities and tax maps are not a guarantee of the property boundaries or size. Bidders should consult independent legal counsel with questions regarding the purchase of delinquent tax properties.

This the 30th day of December 2024.

s/Brent Price
Clerk and Master
Hawkins County Chancery Court

DELINQUENT TAX SALE

FEBRUARY 3RD, 2025 SALE 10:00 AM

Tax ID No: 7-12-12-196.00-000

Taxpayer or Current Owner: DAVIS HELEN D % MARK RAINES

Property Address: 718 LEWIS LN, CHURCH HILL, TN 37642

Deed Reference: Deed Book 320 - page 583

County Taxes: \$7,393.57

City Taxes: \$0.00

Judgment: \$7,393.57

Lienholders: Wellmont Health Systems C/O Timothy D. Hall, 2004 American Way, Ste. 211, Kingsport, TN 37660;

Record Book: 1267 Page: 200

Tax ID No: 9-31M-A-31M-48.00-000

Taxpayer or Current Owner: DAVIS JAMES RICKEY

Property Address: 328 COLLINS ST., CHURCH HILL, TN 37642

Deed Reference: Deed Book 1237 - page 270

County Taxes: \$11,169.18

City Taxes: \$3,598.98

Judgment: \$14,768.16

Lienholders: Powell Valley National Bank, 3375 Main Street, P.O. Box 100, Jonesville, VA 24263; Record Book 1339

Page: 663; Record Book: 1363 Page: 181

Tax ID No: 5-54-54-46.00-000

Taxpayer or Current Owner: HAYES INVESTMENTS LLC

Property Address: 228 GATEWOOD RD, SURGOINSVILLE, TN 37873

Deed Reference: Record Book 1462 - page 694

County Taxes: \$2,818.31

City Taxes: \$0.00

Judgment: \$2,818.31

Lienholders: First Community Bank/ Sunset Dr Branch, 300 Sunset Dr., Johnson City, TN 37601-2000; Record Book:

1462 Page: 727

Tax ID No: 4-113C-A-113C-2.00-003

Taxpayer or Current Owner: HOLCOMB BARBARA R

Property Address: 1321 W MAIN ST., ROGERSVILLE, TN 37857

Deed Reference: Record Book 421 - page 541

County Taxes: \$3,274.59

City Taxes: \$1,179.20

Judgment: \$4,453.79

Lienholders: None

Tax ID No: 4-112-112-42.04-000

Taxpayer or Current Owner: HURD JONATHAN D & AMBER MCCLOSKEY HURD

Property Address: 295 SHEPHARDS CHAPEL RD., ROGERSVILLE, TN 37857

Deed Reference: Record Book 1103 - page 257

County Taxes: \$1,923.45

City Taxes: \$0.00

Judgment: \$1,923.45

Lienholders: Powell Valley National Bank, P.O. Box 100, Jonesville, VA 24263; Record Book: 1169, Page: 138;

Record Book: 1103, Page: 261; Eastman Credit Union, P.O. Box 1989, Kingsport, TN 37662; Record Book: 1194,

Page: 703; Record Book: 1194 Page: 705; Record Book: 1194, Page: 707

Tax ID No: 4-100M-A-100M-22.00-000

Taxpayer or Current Owner: LEE MITZI CAROL STEELE & BETTY STEELE

Property Address: 203 GIBSON ST., ROGERSVILLE, TN 37857

Deed Reference: Record Book 1369 - page 37

County Taxes: \$2,755.59

City Taxes: \$1,515.93

Judgment: \$4,271.52

Lienholders: Republic Finance, LLC C/O Terry J. Canady, Attorney at Law, 223 Madison St. Ste. 205, Madison, TN 37115; Record Book: 1539, Page 731

Tax ID No: 7-21L-B-21L-48.00-000

Taxpayer or Current Owner: MONTGOMERY RACHEL NOELLE

Property Address: 169 VALLEY CREST, MOUNT CARMEL, TN 37645

Deed Reference: Record Book 1226 - page 433

County Taxes: \$5,500.42

City Taxes: \$2,048.40

Judgment: \$7,548.82

Lienholders: None

Tax ID No: 3-35-35-4.01-000

Taxpayer or Current Owner: OWEN DANIEL R & HYUN HEE KIM

Property Address: 742 BLACK SHEEP HOLLOW RD., EIDSON, TN 37731

Deed Reference: Record Book 1365 - page 313

County Taxes: \$4,014.79

City Taxes: \$0.00

Judgment: \$4,014.79

Lienholders: Atlantic Union Bank, 1800 Robert Fulton Dr., Ste. 350, Reston, VA 20191, Record Book: 1365, Page: 315

Tax ID No: 3-35-35-4.01-012

Taxpayer or Current Owner: OWEN DANIEL R & HYUN HEE KIM

Property Address: 742 BLACK SHEEP HOLLOW RD., EIDSON, TN 37731

Deed Reference: Record Book 1365 - page 313

County Taxes: \$979.05

City Taxes: \$0.00

Judgment: \$979.05

Lienholders: Atlantic Union Bank, 1800 Robert Fulton Dr., Ste. 350, Reston, VA 20191, Record Book: 1365, Page: 315

Tax ID No: 7-22E-C-22E-17.00-000

Taxpayer or Current Owner: SMITH AMY S

Property Address: 3413 STAFFORD ST., KINGSPORT, TN 37660

Deed Reference: Record Book 1199 - page 274

County Taxes: \$3,087.15

City Taxes: \$1,392.42

Judgment: \$4,479.57

Lienholders: Discover Bank. C/O Bart Lloyd, Nathan and Nathan, P.C., P.O. Box 1715, Birmingham, AL 35201; Record Book 1235, Page 625

Tax ID No: 2-121-121-37.01-000
Taxpayer or Current Owner: SMITH ANDREW A
Property Address: 985 HWY 31, MOORESBURG, TN 37645
Deed Reference: Record Book 1104 – page 259
County Taxes: \$5,691.02
City Taxes: \$0.00
Judgment: \$5,691.02
Lienholders: None

Tax ID No: 7-55D-C-55D-12.00-000
Taxpayer or Current Owner: STEWART JAMES L ET VIR DORIS J. STEWART
Property Address: 419 GREENLAND LN., CHURCH HILL, TN 37642
Deed Reference: Deed Book 284 - page 711
County Taxes: \$4,586.33
City Taxes: \$1,316.80
Judgment: \$5,903.13
Lienholders: Ballad Health, c/o Timothy D. Hall, 2004 American Way, Ste 211, Kingsport, TN 37660; RB: 1333, Page: 880

Tax ID No: 5-26-26-39.01-000
Taxpayer or Current Owner: TEETERS CARLENE MARIE ET VIR VICTOR STEPHEN TEETERS
Property Address: 749 FISHERS CREEK RD., ROGERSVILLE, TN 37857
Deed Reference: Record Book 1301 - page 178
County Taxes: \$2,885.81
City Taxes: \$0.00
Judgment: \$2,885.81
Lienholders: None

Tax ID No: 9-32K-A-32K-4.02-000
Taxpayer or Current Owner: UNIQUE STYLE AUTOMOTIVE INESTOR REYES
Property Address: 111 SILVER LAKE RD., CHURCH HILL, TN 37642
Deed Reference: Record Book 1317 - page 781
County Taxes: \$4,533.51
City Taxes: \$1,881.00
Judgment: \$6,414.51
Lienholders: Louise T. Bright, 107 Silver Lake Road, Church Hill, TN 37642; Record Book: 1317, Page 788

Tax ID No: 4-113D-B-113D-36.00-000
Taxpayer or Current Owner: WARD FLOYD E & BARBARA L WARD
Property Address: 606 VISTA DR, ROGERSVILLE, TN 37857
Deed Reference: Record Book 294 - page 555
County Taxes: \$2,470.84
City Taxes: \$1,093.60
Judgment: \$3,564.44
Lienholders: Citizens Bank of East Tennessee (A/K/A Thread Bank) 710 E. Main Street, Rogersville, TN 37857;
Record Book: 915, Page: 655

Tax ID No: 2-121-121-19.00-000

Taxpayer or Current Owner: YORK JOHN, KAREN YORK, PAUL MAHER, WENDY MAHER

Property Address: 215 HOTEL RD, MOORESBURO, TN 37811

Deed Reference: Record Book 422 - page 254

County Taxes: \$3,660.78

City Taxes: \$0.00

Judgment: \$3,660.78

Lienholders: CAVALRY SPV I, LLC, as assignee of Comenity Bank/ Legendary Pine C/O Christopher W. Conner, ESQ GARNER AND CONNER, PLLC P.O. BOX 5059, Maryville, TN 37802; Record Book 1446, Page 889; Ballard Health C/O Timothy D. Hall, 2004 American Way, Ste. 211, Kingsport, TN 37660; Record Book 1297, Page 76