

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

FILED
CLERK & MASTER
2024 AUG 29 P 2:21

MB 240

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.

JUDGMENT CONFIRMING SALE

This cause came on to be heard on the 29 day of August, 2024, before the Honorable Douglas T. Jenkins, Chancellor, upon which the Motion of the plaintiff for a decree confirming the sale heretofore conducted by the Clerk and Master as Special Commissioner, upon the entire record in this cause, which includes the answer of Guardian ad litem, and especially upon the Clerk and Master's Report of such sale, which Report, is attached hereto and incorporated herein by reference and further summarized as follows, to-wit:

It is, therefore, **ORDERED, ADJUDGED AND DECREED** by the Court:

1. That the Report of Sale by the Clerk and Master is in all things confirmed.
2. That all right, title and interest of all of the defendants to this action which are set out and listed in the Clerk and Master's Report, and any and all unknown heirs-at-law or devisees of any of the parties to this action, including those of the above named defendants, in and to said parcels of land, be, and the same are divested of each of them and vested in the purchasers, as set out and listed in the Clerk and Master's Report, subject to the equity of redemption and such further exceptions as hereinafter set out.

3. That the Clerk and Master shall make, acknowledge for registration, and deliver to said purchasers deeds conveying such tracts of land, as aforesaid, after the expiration of the one year redemption period.

4. The purchasers may make application to the Court for a Writ of Possession at their costs, except, if applicable, Hawkins County, Tennessee, which is awarded possession pursuant to and by virtue of T.C.A. Sec. 67-5-2507.

5. That the following services were performed pursuant to law and orders of this Court and were all necessary and reasonable expenses in the conduct of this suit for the collection of delinquent taxes:

a. The services of the Guardian ad litem on each parcel requiring same a fee of \$25.00 to be added to each said parcel. Said fee shall be paid to the Guardian ad litem as funds came into the hands of the Clerk and Master from each of those tax parcels paid.

b. The process fees and publication costs heretofore ordered are to be pro-rated and added to each tax parcel.

c. The Reference Reports prepared and filed by Point & Keeton, P.C. pursuant to previous orders of the Court for which he is allowed a fee shall be prorated and added to each tax parcel. Said fee is to be added to each tax parcel.

6. The Clerk and Master shall pay to GovEase Auction, LLC, the fee of \$175.00 per parcel for their services in the sale of the delinquent parcels electronically.

7. The Clerk and Master is hereby directed and ordered to pay any fees or costs associated with the sale, including all court costs, Clerk fees, attorney fees, publication costs, and any other costs, first from the proceeds of each sale of each parcel pursuant to T.C.A. 67- 5-2410.

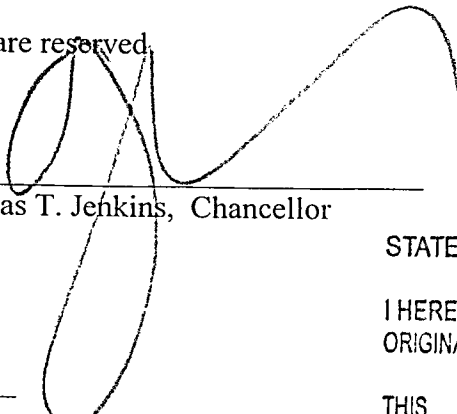
8. The Clerk and Master shall also pay to the delinquent tax attorney ten (10%) percent of the base tax on the property sold as his attorney's fee for the prosecution of this cause; and he shall also pay to the Court the court costs required by statute.

9. The Clerk and Master shall pay the balance of the sale proceeds to the delinquent real property ad valorem taxes, interest and penalty due Hawkins County, Tennessee, then any excess to any municipality, including penalty and interest accruing through the date of sale for the years included in this lawsuit upon application by any affected municipality in Hawkins County.

10. The Clerk and Master shall retain, subject to rightful claims, any balance remaining after the payment of all of the above.


11. All other matters are reserved.

E N T E R



Douglas T. Jenkins, Chancellor

APPROVED FOR ENTRY:

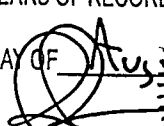


Kevin D. Keeton
Hawkins County Delinquent Tax Attorney

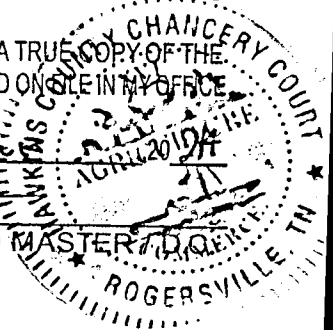
STATE OF TENNESSEE, COUNTY OF HAWKINS

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL AS APPEARS OF RECORD ON FILE IN MY OFFICE

THIS 29 DAY OF August



CLERK AND MASTER



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.

FILED
CLERK & MASTER
2024 AUG 29 A 8:43

CLERK AND MASTER'S REPORT OF SALE

The undersigned, respectively reports that, in obedience to an Order entered in Minute Book 239, page _____, commanding me to sell the property therein described, I advertised as required by law, and, on the 26th day of August, 2024, beginning at 10:00 A.M., as Special Master, pursuant to T.C.A. Section 67-5-2501 (a) (1) which states in part "Such sale may be conducted electronically in lieu of public outcry", and T.C.A. Section 67-5-2410 (d) which states "Additional expenses ordered by the court such as, but not limited to, title examination fees, extra publications, survey fees, environmental assessments and other necessary costs, shall be set by the court and shall be considered as court costs of the tax suit.", sold the following property at public sale, subject to the equity of redemption, and being more particularly described in said Order of Sale:

(A) To the purchasers at the bid indicated on Exhibit "A" attached hereto and incorporated herein by reference; said purchasers being the highest and best bidders for cash in the amount shown on Exhibit "A" for said properties; said cash money is in my possession, subject to the Orders of this Court; and the 2023, and 2024 Hawkins County and city ad valorem taxes which shall be assumed by the purchasers, and the remainder being held in the treasury of this Court pending redemption or the running of the one-year redemption period.

Respectfully submitted this 29 day of August, 2024.



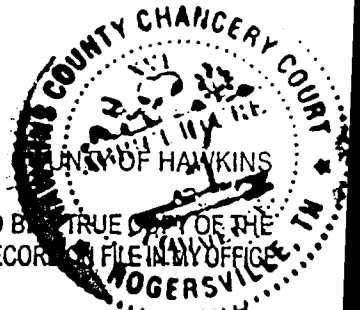
Brent Price
Clerk and Master

STATE OF TENNESSEE,

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL AS APPEARS OF RECORD IN MY OFFICE

THIS 29 DAY OF August, 2024

CLERK AND MASTER / D.C.



County Purchase Details - Hawkins County
EXHIBIT A

Parcel Count: 11

PDF Generated: 08/26/2024 09:33:29 AM CDT

Reporting Period: Current Auctions Only

Date Purchased	Deed Reference	Name on Certificate	Buyer Address	City	State	Zip	Primary Owner	Parcel Number	Parcel Location	Face Value	Overbid Amount	Total
08/26/2024	Deed Book 721 - page 851	Laura Diane Burkhart	30619 wcr 1230	Stigler	OK	74462	CASELL WILLIAM D	1-144-144-42.01-000	LONG TOWN RD	\$1,430.09	\$51,025.00	\$52,455.09
08/26/2024	Deed Book 663 - page 510	Austin Gray	8350 FRONT GATE CIR	Ooltewah	TN	37363	DAVIS JOYCE D	7-12L-A-12L-13.00-000	ROSS CAMPGRO UND RD	\$844.59	\$500.00	\$1,344.59
08/26/2024	Deed Book 944 - page 280	James Livesay	236 Byrd Creek Rd	Sneedville	TN	37869	DAVIS PAUL & JOYCE	7-12L-A-12L-3.00-000	ROSS CAMPGRO UND RD	\$884.59	\$200.00	\$1,084.59
08/26/2024	Deed Book 347 - page 563	Global Getaway LLC	704 South Spring Street #916	Los Angeles	CA	90014	DAVIS ROBERT JOE	7-12L-A-12L-5.00-000	ROSS CAMPGRO UND RD	\$1,660.14	\$50.00	\$1,710.14
08/26/2024	Deed Book 274 - page 471	James Livesay	236 Byrd Creek Rd	Sneedville	TN	37869	DAVIS ROBERT PAUL & JOYCE	7-12L-A-12L-12.00-000	ROSS CAMPGRO UND RD	\$892.42	\$200.00	\$1,092.42
08/26/2024	Deed Book 1112 - page 167	Laura Diane Burkhart	30619 wcr 1230	Stigler	OK	74462	DAVIS THOMAS LEONARD	1-152-152-33.00-000	284 BUZZARD ROOST RD	\$3,643.25	\$16,250.00	\$19,893.25
08/26/2024	Deed Book 437 - page 503, et al - WB 15, page 492	Neat Scene LLC	1199 Ashley Ln	Saint Paul	MN	55115-2838	UNKOWN HEIRS OF GILLIAM LINBURGH SR	3-15-15-3.00-000	661 E PUMPKIN VALLEY RD	\$13,449.73	\$42,675.00	\$56,124.73
08/26/2024	RB 694 - page 286; DB 378, page 705; DB 372, page 735; RB 694, page 286; RB 686, page 78	Premier Racquet Management LLC	625 Mission Valley Rd	New Braunfels	TX	78132	GOINS STANLEY & NANCY	4-101-101-216.01-000	1031 JARVIS RD	\$11,131.78	\$26,000.00	\$37,131.78
08/26/2024	Deed Book 1307 - page 358	James Livesay	236 Byrd Creek Rd	Sneedville	TN	37869	GRANDIA MILTON B JR	7-22J-J-22J-1.00-000	Independence Ave	\$1,494.00	\$25.00	\$1,519.00
08/26/2024	Deed Book 1307 - page 358	TN Clerk & Master					GRANDIA MILTON B JR	7-22J-E-22P-28.00-000	409 Independence Ave	\$2,656.99	\$0.00	\$2,656.99
08/26/2024	Deed Book 979 - page 601	TN Clerk & Master					STEWART ROGER D	4-101H-G-101H-35.00-000	RENO ST	\$3,554.03	\$0.00	\$3,554.03
										\$41,641.61	\$136,925.00	\$178,566.61

JUDY KIRKPATRICK

Register of Deeds
Hawkins County, TN

Payment Receipt
Batch 173415

08/29/2024

FOR OF: BRENT PRICE CLERK AND MASTER

In # 24005133
CLERK AND MASTERS REPORT OF SALE 08:59 AM
Book: 1562 Page: 809

Document Total:

\$0.00

Batch Total:

0.00

BK/PG: 1562/809-811

24005133

3 PGS AL-CLERK AND MASTERS REPORT	
SAMANTHA BATCH: 173415	
08/29/2024 - 08:59 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	0.00
DP FEE	0.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	0.00

STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS

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,

Vs.

No. 7290

DELINQUENT TAXPAYERS

Defendant.

TO: Hawkins County Mayor
Hawkins County Assessor of Property
Hawkins County Trustee
Hawkins County Register of Deeds

CERTIFICATION

I, BRENT PRICE, Clerk and Master of the Hawkins County Chancery Court, hereby certify that attached is a copy of the Judgment Confirming Sale recorded in the Hawkins County Chancery Court for property sold at the recent tax sale. Said judgment is furnished pursuant to Tennessee Code Annotated, Sec. 67-5-2510, and contains the tax identification number, the taxpayer/owner, brief property description, and the judgment amount which is also the purchase price. Please make proper entries to indicate a new owner by virtue of the tax sale.

Respectfully submitted, this 29 day of August, 2024.



Brent Price, Clerk and Master

BK/PG: 1563/150-156

24005175



7 PGS:AL-JUDGMENT CONFIRMING SALE
LAGONDA BATCH: 173462
08/30/2024 - 08:25:50 AM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 35.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 37.00

STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS