

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

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2023 DEC 15 PM 2:24

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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 15<sup>th</sup> day of December, 2023, 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.

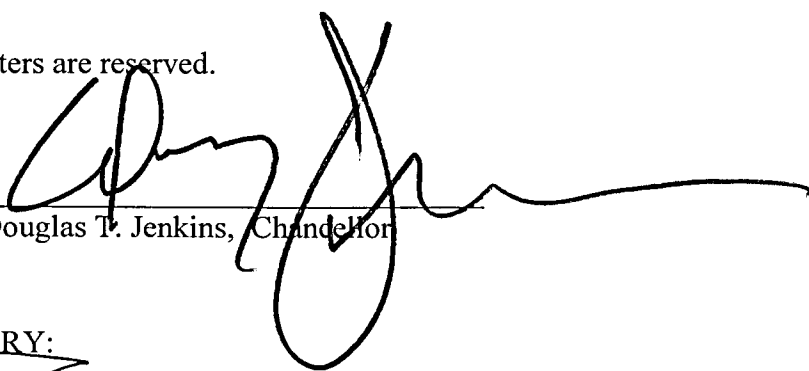
8. The Clerk and Master shall also pay to the delinquent tax attorney ten (10%) percent of the base tax on the property sold as his attorney's fee for the prosecution of this cause; and he shall also pay to the Court the court costs required by statute.

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:

  
\_\_\_\_\_  
James N. Point

Hawkins County Delinquent Tax Attorney

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THE STATE OF TENNESSEE in its own behalf and for  
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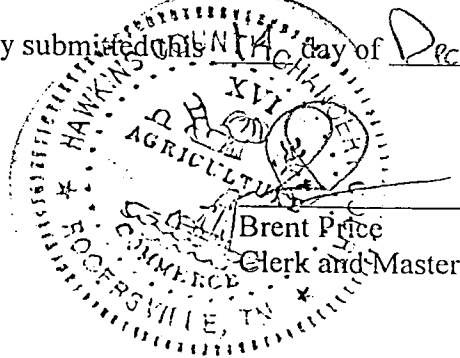
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CLERK AND MASTER'S REPORT OF SALE

The undersigned, respectively reports that, in obedience to an Order entered in Minute Book 230, page NA, commanding me to sell the property therein described, I advertised as required by law, and, on the 11<sup>th</sup> day of December, 2023, 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 2022, and 2023 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 14th day of December, 2023.



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 14th DAY OF December, 2023

CLERK AND MASTER / D.C.

## County Purchase Details - Hawkins County

### EXHIBIT A

Date Purchased	Deed Reference	Name on Certificate	Buyer Address	City	State	Zip	Primary Owner	Parcel Number	Parcel Location	Face Value	Overbid Amount	Total
12/11/2023	Deed Book 892 - page 505	Scott Trent	698 West Hills Drive	Rogersville	TN	37857	DRINNON MARY SUE HEIRS	4 113L A 113L 5.01 0	315 BIG SPRINGS RD	\$2,011.57	\$3,025.00	\$5,036.57
12/11/2023	Deed Book 246 - page 493	MGP Properties	436 Upper Station Camp Creek Road	Gallatin	TN	37066	HILL MALCOLM T C/O MATTHEW HILL	7 50 C 50 27.00 0	508 CAROLINA ST	\$4,280.91	\$101,025.00	\$105,305.91
12/11/2023	Deed Book 705 - page 253	Caleb Chandler LLC	4620 U.S. Highway 70	Mason	TN	38049	JINKS DWIGHT	8 161J A 161G 20.01 0	HWY 11 E	\$2,738.50	\$125.00	\$2,863.50
12/11/2023	Deed Book 705 - page 253	Justin Clayton	222 N. Shephard DR>	Bulls Gap	TN	37711	JINKS WALTER DWIGHT	8 161J A 161G 22.01 0	HWY 11 E	\$2,844.55	\$725.00	\$3,569.55
12/11/2023	Deed Book 1225 - page 143	MGP Properties	436 Upper Station Camp Creek Road	Gallatin	TN	37066	LIGHT MARY JAN	4 77 77 105.00 0	151 BUNKER HILL RD	\$1,875.40	\$39,025.00	\$40,900.40
12/11/2023	Deed Book 1275 - page 885	Mark Stubbs	400 Lynn Drive	Madison	AL	35758	MARCUM JASON K	2 133F A 133C 4.00 0	WALNUT BEND DR	\$1,433.21	\$7,425.00	\$8,858.21
12/11/2023	Deed Book 310 - page 567	Timothy Clay	109 Amos Springs Way	Smyrna	TN	37167	McCRARY PAUL HOWARD LOUELLA COLLINS JEANETTE MARTIN DOROTHY E. MCKINNEY JAMES L. McCRARY	2 133G A 133G 4.00 0	GLENN SPOONS RD	\$1,682.47	\$1,950.00	\$3,632.47
12/11/2023	Deed Book 294 - page 593	Scott Trent	698 West Hills Drive	Rogersville	TN	37857	McCRARY PAUL HOWARD LOUELLA COLLINS JEANETTE MARTIN DOROTHY E. MCKINNEY JAMES L. McCRARY	2 133G A 133G 3.00 0	GLENN SPOONS RD	\$1,689.97	\$1,925.00	\$3,614.97

## County Purchase Details - Hawkins County

Date Purchased	Unit/Unit	Name on Certificate	Blvd/Address	City	State	Zip	Primary Owner	Parcel Number	Parcel Location	Face Value	Overbid Amount	Total
12/11/2023	Deed Book 205 - page 211	Geoffrey Campbell	1385 War Valley Road	Rogersville	FL	37857	MCLAIN WILLARD & HELEN MCLAIN	6 91 91 35.00 0	1379 WAR VALLEY RD	\$1,229.90	\$14,575.00	\$15,804.90
12/11/2023	Deed Book 397 - page 180	Diamond Property Group, LLC	2320 E Morris Blvd	Morristown	TN	37813	MORRISON JUDY DIANE	9 210 B 210 1.00 0	907 LLOYDS CHAPEL RD	\$1,427.15	\$10,000.00	\$11,427.15
12/11/2023	Deed Book 367 - page 741 (p/o)	gerald soucy	1021 maple Grove rd	ten mile	TN	37880	REYNOLDS LINDA FAYE & BOBBY WAYNE REYNOLDS JR.	6 80 80 6.00 0	115 BIRCHFIELD HOLLOW RD	\$2,464.86	\$30,025.00	\$32,489.86
12/11/2023	p/o Record Book 1082, page 632	NORMAN DIXIE BLACKMAN IV	2253 Bruce Street	Kingsport	TN	37664	WILLIAMS CHARLES ALLEN	1 152 152 45.00 0	Buzzard Roost RD	\$2,072.30	\$250.00	\$2,322.30



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3 PGS:AL-CLERK AND MASTERS REPORT	
LAGONDA BATCH: 166666	
12/15/2023 - 08:17:04 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  
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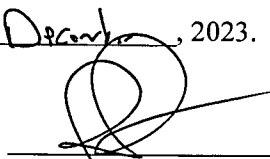
Defendant.

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 15 day of December, 2023.

  
\_\_\_\_\_  
Brent Price, Clerk and Master