

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

FILED  
CLERK & MASTER  
2023 JUL 20 P 2:22  
MB 227

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 \_\_\_\_\_ day of July, 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

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

FILED  
CLERK & MASTER  
2023 JUL 20 P 1:40

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.

CLERK AND MASTER'S REPORT OF SALE

The undersigned, respectively reports that, in obedience to an Order entered in Minute Book 226, page MA, commanding me to sell the property therein described, I advertised as required by law, and, on the 18<sup>th</sup> day of July, 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 20 day of July, 2023.



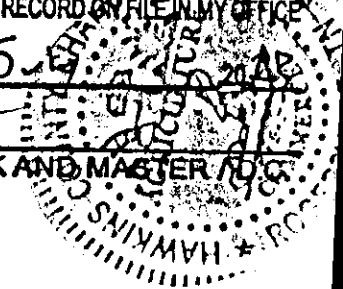
Brent Price  
Clerk and Master

STATE OF TENNESSEE, COUNTY OF HAWKINS

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

THIS 20 DAY OF JULY

CLERK AND MASTER / O.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
07/18/2023	Deed Book 286 - Page 585	Jeffrey A. Cobble	1315 E. Andrew Johnson Hwy	Greeneville	TN	37745	DEWEY DRINNON	3-49-49-55.01-000	118 DRINNON RD	\$1,524.16	\$11,050.00	\$12,574.16
07/18/2023	Record Book 1142 - Page 778	Equity Trust Company FBO 200570983 IRA	27720 Timberline Drive	San Antonio	TX	78260	MICHAEL KELLOGG GUARD	1-159-159-47.14-000	SPEEDWEL L LN	\$1,400.31	\$17,225.00	\$18,625.31
07/18/2023	N/A Unrecorded	Josh Barrett	312 BIG SPRINGS RD	BLUFF CITY	TN	37618	JAMES F. GUTHRIE	3-38-38-5.03-000	OFF CAVE SPRINGS RD	\$1,779.12	\$150.00	\$1,929.12
07/18/2023	Deed Book 306 - page 241	Southern Bayberry Properties, LLC	P O Box 741109	Houston	TX	77274	MARY D. PEAKE	1-136E-A-136E-15.00-000	172 CEDAR HILLS LN	\$987.01	\$11,175.00	\$12,162.01
07/18/2023	Will Book 13, page 669; Deed Book 256, page 845; Deed Book 144, page 104	Southern Bayberry Properties, LLC	P O Box 741109	Houston	TX	77274	JACOB QUALLS and ALEX QUALLS	8-161G-E-161G-9.00-000	141 MELROSE AVE	\$1,161.72	\$6,700.00	\$7,861.72
07/18/2023	Deed Book 1076 - page 169	Charles W Kimbrough	6244 Golden Drive	Morrisstown	TN	37814	WILDER AMY ELIZABETH and PATRICK WILDER	4-113D-D-113D-29.00-000	TUGGLE HILL RD	\$10,471.76	\$15,225.00	\$25,696.76

**BK/PG: 1514/476-477  
23004307**

2 PGS:AL-CLERK AND MASTERS REPORT	
LAGONDA BATCH: 162832	
07/20/2023 - 01:55:34 PM	
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, Rogersville, and Surgoinsville,  
Plaintiffs

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 20 day of July, 2023.

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