

**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 21<sup>st</sup> day of June, 2023, I will sell at a public online sale to the highest bidder on July 18<sup>th</sup>, 2023, 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 June 21<sup>st</sup>, 2023. 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](http://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, and 2022 county, city and personal property taxes which are not included in this cause. Payment of all amounts owed the county and cities for 2021 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 21<sup>st</sup> day of June 2023.

s/Brent Price  
Clerk and Master  
Hawkins County Chancery Court

**DELINQUENT TAX SALE  
JULY 18TH, 2023 SALE 10:00 AM**

Tax ID No: 2-142I-B-142I-10.00-000  
Taxpayer or Current Owner: TINA M. BAITINGER and DIANE R. DIAZ  
Property Address: 1605 SEQUOYAH DR  
Deed Reference: Deed Book 823 - page 733  
County Taxes: \$1,943.91  
City Taxes: \$0.00  
Judgment: \$1,943.91  
Lienholders: Chelaque Homeowners' Association, Inc.

Tax ID No: 9-44A-C-44A-18.00-000  
Taxpayer or Current Owner: HAROLD DERRICK and KATHY DERRICK  
Property Address: 147 Magnolia Ave  
Deed Reference: Deed Book 272 - page 345; Record Book 1130 – page 561  
County Taxes: \$3,666.13  
City Taxes: \$2,832.22  
Judgment: \$6,498.35  
Lienholders: Wellmont Health Systems, % T.D. Hall, P.O. Box 26, Kingsport, TN 37660

**PAID**

Tax ID No: 3-49-49-55.01-000  
Taxpayer or Current Owner: DEWEY DRINNON  
Property Address: 118 DRINNON RD  
Deed Reference: Deed Book 286 - page 585  
County Taxes: \$1,524.16  
City Taxes: \$0.00  
Judgment: \$1,524.16  
Lienholders: None

Tax ID No: 2-133G-B-133G-27.00-000  
Taxpayer or Current Owner: DAVID L. ELKINS and KATHERINE L. ELKINS  
Property Address: 389 LAKEMONT DR  
Deed Reference: Deed Book 1060 - page 824  
County Taxes: \$1,974.29  
City Taxes: \$0.00  
Judgment: \$1,974.29  
Lienholders: Appalachian Community Federal Credit Union, 5034 Bobby Hicks Highway, Suite 2, Gray, TN 37615

**PAID**

Tax ID No: 4-100N-E-100N-26.00-000  
Taxpayer or Current Owner: KATHERINE L. ELKINS  
Property Address: 1000 BRADFORD ST  
Deed Reference: Deed Book 734 - page 602  
County Taxes: \$2,118.99  
City Taxes: \$1,204.53  
Judgment: \$3,323.52  
Lienholders: None

**PAID**

Tax ID No: 2-112-112-25.07-000

Taxpayer or Current Owner: MICHAEL FRANKLIN and CYNTHIA FRANKLIN

Property Address: 646 SHEPHARDS CHAPEL RD

Deed Reference: Record Book 1151, page 57, Record Book 1171, page 622; Record Book 1152, page 305 P/O

Record Book 1016, page 46; Deed Book 359, page 147

County Taxes: \$2,404.71

City Taxes: \$0.00

Judgment: \$2,404.71

Lienholders: Harpeth Financial Services, LLC, d/b/a Advance Financial, % Barry J. Gammons, P.O. Box 330610, Nashville, TN 37203

Tax ID No: 1-159-159-47.14-000

Taxpayer or Current Owner: MICHAEL KELLOGG GUARD

Property Address: SPEEDWELL LN

Deed Reference: Record Book 1142 - page 778

County Taxes: \$1,400.31

City Taxes: \$0.00

Judgment: \$1,400.31

Lienholders: None

Tax ID No: 1-146-146-45.00-000

Taxpayer or Current Owner: BRANDY HORNE and JAMES H. HORNE, JR.

Property Address: 618 HECK HOLLOW RD

Deed Reference: Deed Book 1115 - page 71 / Record Book 1115, page 69

County Taxes: \$5,061.01

City Taxes: \$0.00

Judgment: \$5,061.01

Lienholders: Portfolio Recovery Associates, LLC, 140 Corporate Blvd, Norfolk, VA 23502

**PAID**

Tax ID No: 2-132-132-30.04-000

Taxpayer or Current Owner: MFP PROPERTIES LLC

Property Address: HWY 31

Deed Reference: Record Book 1076 - page 708

County Taxes: \$1,543.19

City Taxes: \$0.00

Judgment: \$1,543.19

Lienholders: None

**PAID**

Tax ID No: 2-132-132-12.00-000

Taxpayer or Current Owner: MFP PROPERTIES LLC

Property Address: 139 HELTON LN

Deed Reference: Record Book 973 - page 795; Record Book 973, page 793

County Taxes: \$19,102.51

City Taxes: \$0.00

Judgment: \$19,102.51

Lienholders: None

**PAID**

Tax ID No: 3-38-38-5.03-000

Taxpayer or Current Owner: JAMES F. GUTHRIE

Property Address: OFF CAVE SPRINGS RD

Deed Reference: N/A Unrecorded

County Taxes: \$1,779.12

City Taxes: \$0.00

Judgment: \$1,779.12

Lienholders: None

Tax ID No: 1-136E-A-136E-15.00-000  
Taxpayer or Current Owner: MARY D. PEAKE  
Property Address: 172 CEDAR HILLS LN  
Deed Reference: Deed Book 306 - page 241  
County Taxes: \$987.01  
City Taxes: \$0.00  
Judgment: \$987.01  
Lienholders: None

Tax ID No: 8-161G-E-161G-9.00-000  
Taxpayer or Current Owner: JACOB QUALLS and ALEX QUALLS  
Property Address: 141 MELROSE AVE  
Deed Reference: Will Book 13, page 669; Deed Book 256, page 845; Deed Book 144, page 104  
County Taxes: \$788.43  
City Taxes: \$373.29  
Judgment: \$1,161.72  
Lienholders: None

Tax ID No: 4-113-113-64.00-000  
Taxpayer or Current Owner: AMY ELIZABETH WILDER and PATRICK WILDER  
Property Address: 104 FLORA FERRY RD  
Deed Reference: Deed Book 1076 - page 169  
County Taxes: \$6,791.67  
City Taxes: \$0.00  
Judgment: \$6,791.67  
Lienholders: None

**PAID**

Tax ID No: 4-113D-D-113D-29.00-000  
Taxpayer or Current Owner: WILDER AMY ELIZABETH and PATRICK WILDER  
Property Address: TUGGLE HILL RD  
Deed Reference: Deed Book 1076 - page 169  
County Taxes: \$4,448.31  
City Taxes: \$6,023.45  
Judgment: \$10,471.76  
Lienholders: None