

CHANCERY SALE

ESTATE OF JON DEREK McMAKIN

NO. 2011-PR-61

In obedience to an order of the Chancery Court at Rogersville, TN, in the above-styled case, the following described property will be sold **ON THE PREMISES** on SATURDAY, the 12th day of December, 2015, beginning at 12:00 p.m., said order being entered September 30, 2015, ordering the Clerk and Master, as Special Commissioner, to sell the real property.

SALE NO. 1 BEGINNING AT 12:00 P.M.

TAX PARCEL ID: 02-112O-B-112O-24.00
 DEED BOOK 884 PAGE 308

PROPERTY ADDRESS: 166 LAKE FOREST ROAD
 ROGERSVILLE, TN 37857

SALE NO. 2 BEGINNING AT 1:30 P.M.

TAX PARCEL ID: 04-075-075-48.00
 DEED BOOK 880 PAGE 21

PROPERTY ADDRESS: McMAKIN ROAD
 ROGERSVILLE, TN 37857

INTERESTED PARTIES: USDA, RURAL DEVELOPMENT CENTRALIZED
 SERVICING CENTER

TERMS OF SALE

Sale of real property will be 10% down day of sale with the remainder paid on or before 30 days from date of sale confirmation. Additional time may be approved by the Court if needed to obtain financing. Free from and in bar of the equity of redemption and all statutory rights of redemption. Note with approved security will be required of the purchaser and a lien on the land as further and additional security. SALE IS SUBJECT TO CONFIRMATION OF HAWKINS COUNTY CHANCERY COURT.

ALL PROPERTY WILL BE SOLD "AS IS" WITH NO WARRANTIES AS TO THE CONDITION OF THE PROPERTY OR ANY IMPROVEMENTS OR FIXTURES THEREON OR THEREIN, AND WITH NO REPRESENTATION BEING MADE AS TO THE STATE OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE REAL PROPERTIES. Lead base paint inspection, if desired, must be done 10 days prior to sale or a waiver must be signed by successful bidder sale day. (Said property will be sold subject to all rights-of-way and easements, applicable building/zoning regulations, any restrictive covenants, as well as any defects including structural defects and/or contamination, if any, which may exist. The Special Commissioner has undertaken NO inspections, examination or clean-up of the subject property.)

This 06th day of November, 2015.

Holly H. Jaynes, Special Commissioner

3X 11-18, 25; 12-2
pc: James N. Point