

IN THE CHANCERY COURT OF THE STATE OF TENNESSEE
THIRD JUDICIAL DISTRICT, SITTING AT ROGERSVILLE
LAND SALE NOTICE

RE: ESTATE OF FRED WHITE

NO. 2023-PR-185

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 **20TH** day of **APRIL, 2024**, beginning at 10:00 a.m., said order being entered OCTOBER 3, 2023, ordering the Clerk and Master, as Special Commissioner, to sell the following real property:

PROPERTY DESCRIPTION: Abbreviated description per TCA 35-5-104(a)(2) commonly known as the following tax parcel. (However, the property description shall control in the event of any inconsistencies between the description and address or tax ID number.)

HAWKINS COUNTY:

Tax Parcel ID No.: 064-064-012.02

Address: 188 Meadowview Road, Rogersville, TN 37857

INTERESTED PARTIES: Division of TennCare; Greenbank N/K/A First Horizon; Johnnie Lamb; JC Ferrell; any unknown heirs of Fred J. White

MORE PARTICULARLY DESCRIBED, FROM PREVIOUS RECORDED DEED DESCRIPTION, AS FOLLOWS:

SITUATE in the Fifth Civil District of Hawkins County, Tennessee, and being shown as a tract of 0.65 acres on map or plat entitled "FRED WHITE ESTATE", dated February 20, 2024, prepared by Larry Culbertson, RLS No. 883, P.O. Box 190, Nickelsville, VA 24271, of record in the Register's Office of Hawkins County, Tennessee, in Map Cabinet 6, Envelope 2405.

BEING a portion of the same property conveyed to Fred J. White and wife, Frankie I. White, by Warranty Deed executed by Martha Jane White, dated April 1, 1987, of record in the Register's Office of Hawkins County, Tennessee, in Record Book 304, page 643. Frankie I. White predeceased Fred J. White and he became the sole owner of the property as the survivor of a tenancy by the entireties. Fred J. White is now deceased and by order filed in the Hawkins County Chancery Court, case No. 2023-PR-185, the property is to be sold by the Clerk and Master.

Being Tax Parcel Identification No. 064-064-012.02

TERMS OF SALE

BID(s) SHALL NOT BE LEFT OPEN. 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. Free from and in bar of the equity of redemption and all statutory rights of redemption. Promissory 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.** The sale **IS NOT** contingent upon Buyer obtaining financing. Final financing approval must be obtained prior to sale.

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. (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.)

Brent Price, Special Commissioner 423-272-8150