

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

RE: ESTATE OF MAFADDA S. HALL

NO. 2018-PR-147

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 17th day of October, 2020, beginning at 10:00 a.m., said order being entered November 25, 2019, 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.: 100N-E-023.00

Address: 1130 Bradford St, Rogersville, TN 37857

INTERESTED PARTIES: Division of TennCare

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

Situate in the Fourth Civil District of Hawkins County, Tennessee, and being all of Lot 2 of the Gray Subdivision, a map or plat of which is of record in Map Cabinet 1, Envelope 232B (formerly Map Book 6, page 166) in the Register's Office for Hawkins County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin at the southern right of way line of Bradford Street, common corner for the property herein described and property of Ernest McConnell; thence with the division line between the property herein described and property of McConnell, S 34 deg. 12 min. E 131.85 feet to a post in the line of property of Rogersville Housing Authority; thence with the division line between the property herein described and the Rogersville Housing Authority, S 55 deg. 48 min. W 115.00 feet to an iron pin in the line of Rogersville Housing Authority and common corner for the property herein described and property of William Livesay; thence with the division line between the property of Livesay and the property herein described, N 34 deg. 12 min. W 105.40 feet to an iron pin at the margin of the cul-de-sac of Bradford Street; thence with a curve to the left with a radius of 50.00 feet, an arc distance of 31.69 feet to an iron pin; thence continuing with the southern right-of-way line of Bradford Street, N 54 deg. 09 min. E 95.00 feet to an iron pin, the point of BEGINNING.

Being the same premises as conveyed unto George Hayden Hall and wife, Mafadda S. Hall by warranty deed of Harold Napier, et ux, dated May 27, 1997, recorded in Deed Book 391, page 250, Register's Office for Hawkins County, Tennessee, to which reference is hereby made.

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

3X 09/23; 09/30; 10/7