

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

JACKIE EUGENE CARPENTER

NO. 2024-CH-58

vs

GABRIELA MERIDA GONZALEZ

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 **1st** day of **JUNE, 2024**, beginning at 10:00 a.m., said order being entered MARCH 6TH, 2024, 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.: 100E-F-26.00

Address: 518 Clay Street, Rogersville, TN 37857

INTERESTED PARTIES: NA

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

SITUATE in the City of Rogersville, Fourth (4th) Civil District of Hawkins County, Tennessee, in the Northeastern part of the Town of Rogersville, lying on and to the West of Clay Street, East of Brownlow Street, and post at the Western right-of-way line of Clay Street, Northeast corner of property of Joyce Ringley, Southeast corner of the property herein described; thence with the line of Ringley, S. 65 52 W., 123.43 feet to an iron pin at the Eastern right-of-way line of Brownlow Street; thence with the line of same, N. 19 33 W., 43.71 feet to a point at the Southern controlled access of U.S. Highway 11-W (Rogersville, Bypass); thence with the line of same N. 60 51 E., 121.27 feet to a point in the controlled access of said highway and at the Western right-of-way line of Clay Street; thence with line of Clay Street, S. 23 13 E., 54.18 feet to a post, the point of beginning.

BEING the same property conveyed to Gabriela Merida Gonzalez by Special Warranty Deed of Nationstar Mortgage, LLC, dated August 25, 2016, and of record in Book 1209, page 888, in the Register's Office for Hawkins County, Tennessee. Also see Final Judgment of Divorce in the Chancery Court for Hawkins County, Tennessee, at Docket No. 2024-CH-58.

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 5/8; 5/15; 5/22