

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

RE: CONNIE BARTLEY and RICKY HOUSEWRIGHT

vs

DAVID MATHEWS, et al

NO. 2023-CH-28

In obedience to an order of the Chancery Court at Rogersville, TN, in the above-styled case, the following described properties will be sold **ON THE PREMISES** on SATURDAY, the **27th** day of **April, 2024**, beginning at 10:00 a.m., said order being entered August 16th, 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.: 105 105 003.00
105 105 003.01
105 105 003.02

Address: Early Branch Rd
471 Early Branch Rd
Early Branch Rd

INTERESTED PARTIES: Connie Bartley; Ricky Housewright; David Mathews; Juanita Falin; Norma Ward Morelock; Lisa Crawford; Brent Caldwell or other Unknown Heirs or Beneficiaries of Brian Caldwell

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

PARCEL NO. ONE

SITUATE in the Sixth Civil District of Hawkins County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin in the center of Early Branch Road being approximately .7 of a mile to the Grassy Valley Road; thence N. 29 deg. 14 min. W. 195.36 feet to a post; thence N. 28 deg. 05 min. W. 1272.96 feet to an iron pin set; thence with the top of the McGee's Mountain S. 54 deg. 10 min. W. 148.41 feet; thence S. 28 deg. 17 min. E. 1490.32 feet to an iron pin in the center of early Branch Road; thence N. 45. Deg. 50 min. E. 151.66 feet to the point of BEGINNING, containing 4.92 acres, more or less, and being described as Tract 1 of the Charlie Mathews Heirs Property on map dated January 28, 1988, of Steven N. Hurlbut, Surveyor.

PARCEL NO. TWO

SITUATE in the Sixth Civil District of Hawkins County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin in the center of Early Branch Road; thence N. 28 deg. 17 min. W. 1490.32 feet to a point at the top of McGee Mountain; thence S. 54 deg. 10 min. W. 143.40 feet to a point; thence S. 28 deg. 17 min. E. 1524.18 feet to a point in the center of Early Branch Road; thence along the center line of said road N. 41. Deg. 23 min. E. 151.66 feet to the point of BEGINNING, containing 4.92 acres, more or less, and being described as Tract 2 of the Charlie Mathews Heirs Property on map dated January 28, 1988, of Steven N. Hurlbut, Surveyor.

PARCEL NO. THREE

SITUATE in the Sixth Civil District of Hawkins County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin in the center of Early Branch Road; thence N. 28 deg. 17min. W.1524.18 feet to a point at the top of McGee Mountain; thence S. 54 deg. 10 min. W. 137.20 feet to an iron pin set; thence S. 28 deg. 03 min. E. 1558.87 feet to a point in the center of Early Branch Road; thence along the center line of said road N. 41. Deg. 23 min. E. 151.66 feet to the point of BEGINNING, containing 4.92 acres, more or less, and being described as Tract 3 of the Charlie Mathews Heirs Property on map dated January 28, 1988, of Steven N. Hurlbut, Surveyor.

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.)

Special Commissioner is permitted, at his discretion, to sell the 3 parcels together, separately, and/or to offer an option to purchase all together.

Brent Price, Special Commissioner 423-272-8150

3X 4/3; 4/10; 4/17