

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

RE: ESTATE OF CLARA TESTERMAN

NO. 2023-PR-255

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 **25th** day of **MAY, 2024**, beginning at 10:00 a.m., said order being entered February 14, 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.: 100N-E-031.00

Address: 304 Scenic Drive, Rogersville, TN 37857

INTERESTED PARTIES: Division of TennCare; William Dale Kite; David Kite; Pam Hamblen Roberson; Joyce Dickerson Parker

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

SITUATE in the Fourth Civil District of Hawkins County, Tennessee, within the corporate limits of the Town of Rogersville, and being Lots 9 and 10 and the most westerly one-half of Lot 8, Section 1, of the Subdivision of the Gray-Wilson Property, a map or plat of which is recorded in Map Cabinet 1, Envelope 58B (formerly Map Book 3, page 243) in the Register's Office for Hawkins County, Tennessee, and being more particularly described as BEGINNING at an iron pin at the western right-of-way line of Scenic Drive, common corner for Lots 10 and 11; thence with the divisional line between Lots 10 and 11, S. 54 deg. 30 min. W. 153.00 feet to an iron pin in the line of property of Willie Webb; thence with the line of Webb, S. 34 deg. 30 min. E. 62.50 feet to an iron pin in the line of Lot 6; thence with a line through the center of Lot 8, N. 54 deg. 30 min. E. 153.00 feet to an iron pin at the western right-of-way of Scenic Drive; thence with the line of same, N. 34 deg. 30 min. W. 62.50 feet to the point of BEGINNING.

BEING the same property conveyed to Clara Testerman by Warranty Deed of Deidre F. Wolfe (one and the same person as Deidre F. McMillan) and husband, Victor Wolfe, dated July 18, 1990, and of record in Book 331, page 649, in the Register's Office for Hawkins County, Tennessee. Clara Testerman died April 10, 2023, and her Estate is being probated in the Chancery Court for Hawkins County, Tennessee, at Docket No. 2023-PR-255. Also see Order in the Hawkins County Chancery Court at Case #2023-PR-255.

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