

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

**RE: ESTATE OF JANET LEIGH VAN WINKLE**

NO. 22PR-33

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 **16th** day of **May, 2026**, beginning at 10:00 a.m., said order being entered February 20, 2026, 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.: 32D-E-18.00

Address: 205 Marshall Avenue, Mt.Carmel, TN 37645

INTERESTED PARTIES: James Edward Mullins, Jr

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

SITUATE in the Ninth Civil District of Hawkins County, Tennessee, and BEGINNING at an iron pin in the westerly sideline of Marshall Avenue, the northeasterly corner of the property herein conveyed; thence with Marshall Avenue, S. 25 deg 57 min E., 90.71 feet to an iron pin; thence with line of property of Marjorie Harless, S. 56 deg 52 min W., 182.82 feet to an iron pin; thence with line of Owens Heights, N. 25 deg 57 min W., 90.71 feet to an iron pin, northwesterly corner of the property herein conveyed; thence N. 56 deg 52 min E., 182.82 feet to the point of BEGINNING, containing an area of 0.38 acres.

BEING the same property conveyed to Janet Leigh Harless Van Winkle and Michael Van Winkle, by Deed executed by Janet Leigh Harless, dated January 4, 2001, of record in the Register's Office of Hawkins County, Tennessee, in Record Book 879, page 604.

Being Tax Parcel Identification No. 032D-E-018.00

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

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