

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

**RE: HAROLD L WINEGAR on behalf of minor, DEVAN AARON DYKES,**  
**Petitioner**

VS.

**DILLON AVERY DYKES and DOKOTA WINEGAR DYKES,**  
**Respondents**

NO. 2023-CH-193

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 **29th** day of **March, 2025**, beginning at 10:00 a.m., said order being entered September 18, 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.: 022P-A-020.00

Address: 152 Hemlock Street, Mount Carmel, TN 37645

INTERESTED PARTIES: Dillon Avery Dykes; Dokota Winegar Dykes; and Devan Aaron Dykes

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

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

BEGINNING at a metal pin old on the sideline of Hemlock Street, said pin being a common corner of subject property and property known as Parker; thence with the divisional line of subject property and Parker property the following two courses and distances: N 13 deg 00 min 00 sec W., 150.00 feet to a metal pin old, thence N 15 deg 22 min 52 sec W., 155.75 feet to a metal pin old: thence N 72 deg 52 min 44 sec E., 202.25 feet to a metal pin old in a common corner of subject property and property of Parker and on the line of property known as Derrick; thence with the divisional line of subject property and Derrick S., 11 deg 10 min 00 sec E., 287.00 feet to a point on the sideline of Hemlock Street; thence with said sideline, the following two courses: S. 57 deg 00 min 00 sec W., 65.50 feet to a metal pin old, thence S., 72 deg 00 min 00 sec W., 125.00 feet to a metal pin old and being the point of BEGINNING, containing 1.331 acres, more or less, as shown on survey dated April 10, 2000, drawn by Garber Land Surveying, Gordon W. Garber Tennessee RLS #1966, 107 ½ East Courthouse Square, Jonesborough, Tennessee 37659.

BEING the same property conveyed to BEING the same property conveyed to David A. Dykes and wife, Sonya L. Dykes, by Warranty Deed executed by Hobert H. Stapleton and wife, Yong S. Stapleton, dated May 3, 2000, of record in the Register's Office of Hawkins County, Tennessee, in Deed Book 419, page 155. David A. Dykes predeceased Sonya L. Dykes and she became the sole owner of the property as the survivor of a tenancy by the entireties. Sonya L. Dykes is now deceased. Subject property passed to her intestate heirs being Dillon Avery Dykes, Dokota Wright Dykes, and Devan Aaron Dykes. Pursuant to the Hawkins County Chancery Court, case No. 2023-CH-193, the subject property is ordered to be sold at Public Auction by the Clerk and Master.

Being Tax Parcel Identification No. 022P-A-020.00

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

3X 3/5; 3/12; 3/19