

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

**RE: ESTATE OF ROY THOMAS SMITH**

NO. 24PR-111

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 **20TH** day of **June, 2026**, beginning at 10:00 a.m., said orders being entered October 27, 2026, and April 9, 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.: 044B-C-006.00

Address: 522 Birch Street, Church Hill, TN 37642

INTERESTED PARTIES: Kevin Thomas Smith; Tammie Smith; Rocket Mortgage, LLC; Ballad Health

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

SITUATE in the NINTH Civil District of Hawkins County, Tennessee, to-wit: BEGINNING on an iron pin in the southerly sideline of Birch Street, 387 feet westerly along said sideline from the P.C. of the curve connecting said sideline with the easterly sideline of Vesta Avenue, corner for Lots 4 and 5; thence with said sideline of Birch Street, N. 88° 40' W., 102.50 feet to an iron pin, corner for Lots 5 and 6; thence with the divisional line of Lots 5 and 6, S. 1° 20' W., 146.44 feet to an iron pin, corner for Lots 5, 6, 14 and 15; thence with the divisional line of Lots 5 and 15, S. 88° 23' E., 102.50 feet to a concrete monument, corner for Lots 5, 15, 16 and 4; thence with the divisional line of Lots 5 and 4, N. 1° 20' E., 146.95 feet to the point of BEGINNING, and being Lot 5, Block D, Holston Heights No. 3, as shown on map of record in the Register's Office for Hawkins County, at Rogersville, Tennessee, in Map Book 7, at page 107.

BEING the same property conveyed to Roy Thomas Smith, by Warranty Deed of Joyce Ann Livesay Turner and Delf Arnold Livesay, Jr., dated August 3, 2018, and of record in Record Book 1280, page 819, in the Register's Office for Hawkins County, Tennessee. Roy Thomas Smith died on September 16, 2023, without a Will. An Estate was admitted to probate as an intestate estate, Case No. 2024-PR-111, in the Chancery Court for Hawkins County, Tennessee. The subject property passed to his two heirs, Kevin Thomas Smith, son, and Tammie Smith, spouse.

BEING Tax Parcel Identification No. 044B-C-006.00.

TERMS OF SALE

BID(s) SHALL NOT BE LEFT OPEN. Sale of real property will be 10% down on the 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.)

2X 5/27 and 6/3

Brent Price, Special Commissioner 423-272-8150