

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

RE: Peggy Lane Castle, David L. Sexton, Carol Ann Ketron, Laura Kilby, and Victoria L. Sexton VS. Rebecca Kern, and Wendie Derrick

NO. 25CH-131

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 **8th** day of **August, 2026**, beginning at 10:00 a.m., said order being entered November 14, 2026, and December 10, 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.: 032D-D-010.00

Address: 233 Concord Avenue, Mount Carmel, TN 37645

INTERESTED PARTIES: Peggy Lane Castle; David L. Sexton; Carol Ann Ketron; Laura Kilby; Victoria L. Sexton; Rebecca Kern; Wendie Derrick

Auctioneer Website: www.ucclinchmountainrealty.com

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

All that tract, piece, parcel of land situate, lying, and being in the Town of Mount Carmel, ninth (9th) Civil District of Hawkins County, Tennessee, and being all of Lot 29 and the northwesterly half of Lot 28 as shown on a plat entitled "Owens Heights" on file in the Hawkins County Register's Office in Plat Cabinet 1, Envelope 43A (Plat Book 3, page 101) and shown on a survey entitled "Survey of Tax Parcel 032D-D-010.00", dated April 6, 2026, by Michael Lacey, RLS of M. Lacey Land Surveying, Whitesburg, Tennessee, of record in Map Cabinet 6, Envelope 2802, being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set at the intersection of the common boundary of Lot 29 and Lot 30 with the southwesterly sideline of Concord Avenue (formerly Owens Drive); thence running along the said southwesterly sideline of Concord Avenue South 29 degrees 06 minutes 11 seconds East, for 75.00 feet to a 1/2-inch iron rod set; thence; through Lot 28 South 49 degrees 11 minutes 16 seconds West, for 177.09 feet to a 1/2-inch iron rod set; thence along the "Edd Beck Subdivision" North 28 degrees 28 minutes 07 seconds West, for 74.88 feet to a 1/2 inch iron rod set; thence along Lot 30 North 49 degrees 05 minutes 37 seconds East, for 176.31 feet to the point of BEGINNING, containing 0.297 acres (12,949 square feet) more or less.

BEING the same property conveyed to Eugene Sexton and wife, Iva Sexton, by Warranty Deed of Rassia Sykes, unmarried, dated December 9, 1963, and of record in Book 138, page 75, in the Register's Office for Hawkins County, Tennessee. Eugene Sexton predeceased his wife, Iva Sexton, who died testate on February 25, 2018. Also see Muniment of Title of record in Book 1594, page 60, in said Register's Office and of record in the Chancery Court for Hawkins County, Tennessee, at Docket No. 2025-PR-95. Also see Amended Order to Sell Real Property in the Chancery Court for Hawkins County, Tennessee, at Docket No. 2025-CH-131.

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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