

IN THE CHANCERY COURT/PROBATE DIVISION FOR OVERTON COUNTY  
TENNESSEE AT LIVINGSTON

IN RE:  
THE MATTER OF THE ESTATE OF  
MABLE CLARA SPRINGS, Deceased.

NO. 14-PR-45

LAND SALE NOTICE

Filed 4-6, 2020  
at 10:00, A M  
Dorothy Stanton  
Dorothy Stanton, Clerk & Master  
Overton County, TN DS

In obedience to a decree of the Chancery Court/Probate Division at Livingston, Tennessee made at the January 29, 2020 Session, in the above styled case, this sale will be conducted as an Online auction with online bidding being offered at [www.eagleauctions.com](http://www.eagleauctions.com). The sale for this property will be conducted with the opening bid beginning on Saturday, April 11, 2020 at 1:00 P. M. (CST), and online bidding will close beginning at 1:00 P. M. (CST) on April 18, 2020, or 5 minutes after the last bid is received and sell to the highest and best bidder the property in said decree described, being 2.968 acres with a mobile home there on and described as follows:

Being a certain tract or parcel of land lying and being in the Sixth Civil District of Overton County, Tennessee, located on Springs-McDonald lane and being more particularly described as follows:

**(For a surveyed description of said property see Schedule "A" herewith)**

TERMS OF SALE: 20% Down the Day of the Sale, balance due upon Confirmation by the Chancery Court. BID SHALL BE LEFT OPEN. The Clerk & Master will leave the bidding open for a period of ten (10) days thereafter. In the event that, during said time period, an additional bid is submitted to the Clerk in a minimum amount of (10%) percent above the maximum bid submitted at the public auction, a second sale shall occur. The highest bid obtained shall be presented to the Court for final confirmation. Said property will be sold "as is, where is" both surface and subsurface having invited bidder to inspect prior to bidding. Additional terms to be announced the day of sale. Announcements made day of sale take precedence.

This the 6th day of April, 2020.

*Dorothy B. Stanton*  
DOROTHY STANTON, Special Commissioner

T. Michael O'Mara #003338  
Attorney for the Estate

## SCHEDULE "A"

Beginning at a ¾" iron pipe found in the east right-of-way of Springs-McDonald Lane, said point being the northwest corner of Ramsey (211/474) and the southeast corner of the property described herein; thence running with said right-of-way N03°28'04" E 212.79' to a wooden fence post found in the west line of Dillon (307/217), said point being a shared corner with Dillon and the northwest corner of the property described herein; thence, leaving said right-of-way and running with Dillon for three (3) calls as follows: S 83° 13' 32" E 405.16' to a metal fence post; thence S 84° 03' 08" E 207.18' to a wooden fence post found, said point being the northwest corner of the property described herein; thence S 02° 42' 42" W 201.70' to a ½" rebar set in the north line of Qualls (129/428), said point being the northeast corner of Qualls and the southeast corner of the property described herein; thence running with the north line of Qualls N 87° 14' 49" W 201.85' to a ¾" iron pipe found in the north line of Ramsey (211/474), said point being the northwest corner of Qualls and the northeast corner of Ramsey; thence running with the north line of Ramsey N 83° 14' 09" W 412.97' to the point of beginning and containing 2.968 acres by survey. Actual field survey performed by Grady C. Phillips, R.L.S. #2488, Clinton Surveying Services, LLC, 380 South Lowe Avenue Suite 6, Cookeville, Tennessee on January 25, 2008.