



IN THE CHANCERY COURT FOR BENTON COUNTY, TENNESSEE
IN RE: THE ESTATE OF MARY JANE DUFFE, DECEASED

DOCKET NO: 5442

NOTICE OF SALE OF REAL ESTATE

By the authority granted by an "Order Suggesting Estate is Insolvent and For Sale of Real Estate" filed in the above styled case on September 14, 2026 and entered of record in Minute Book 90, Page 453, I, Carly Bayless, Special Commissioner, will on November 13, 2026, at 10:00 A.M., offer for sale to the highest and best bidder, the real property in the matter of The Estate of Mary Jane Duffe.

LOCATION OF SALE: The Real Estate will be sold in the Benton County Courtroom, 1 Court Square, Camden, Tennessee. A sale sign will be posted at the sight of the property to be sold.

ADDRESS OF PROPERTY: 132 WASHINGTON AVE., CAMDEN, TN 38320

LOCATION AND DESCRIPTION OF PROPERTY:

Located in the 5th Civil District of Benton County, Tennessee, and being Tax Map 078C, Group I, Parcel 020.00, in the Assessor's Office of Benton County, Tennessee, and appearing in Deed Book 160, Page 499, in the Register's Office of Benton County, Tennessee, and more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found at the northwest corner of Cowell (RB 073, PG 352), and also being at the back of curb of Washington Avenue, 11 feet from center; thence with the margin of Washington Avenue, North 00 degrees 35 minutes 25 seconds West, 91.20 feet to a cotton picker spindle set at the back of curb, 11 feet from the center of Washington Avenue, at the southwest corner of Cole (DB 160, PG 479); thence with Cole, North 81 degrees 57 minutes 02 seconds East, 100.40 feet to a 1/2 inch rebar with cap number 983 found in the west line of Stockdale-Malin Funeral Home (DB 201, PG 013); thence with Stockdale-Malin Funeral Home, South 05 degrees 55 minutes 49 seconds East, 103.61 feet to a found axel at the northeast corner of the above mentioned Cowell; thence with Cowell, South 88 degrees 50 minutes 45 seconds West, 109.20 feet to the point of beginning and containing 0.23 acre, more or less.

As surveyed by Thomas A. Young, Tennessee Registered Land Surveyor, License No. 2265, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, Tennessee 38242, (731) 644-1014, on September 27, 2006. Bearings are based on deed of reference in Deed Book 201, Page 013.

This being the same property conveyed to Mary Jane Duffe by deed from Habitat for Humanity of Benton County, Tennessee, Inc., a Tennessee Nonprofit Corporation, dated September 14, 2007 and recorded in Record Book 160, Page 499 in the Register's Office of Benton County, Tennessee.

Mary Jane Duffe departed this life intestate on August 27, 2018, leaving her children, Forest Duffe, Slade Duffe, Ford Duffe, Shelene Al Brahim, Stormy Duffe, and Fawn Duffe, as her heirs at law, according to her obituary posted by Oakdale Funeral Home.

TERMS OF SALE:

Said real property will be sold for cash with ten percent (10%) of the sale price deposited with Chancery Court on the day of the sale and the balance due upon confirmation of the Court. The sale will be held open for ten (10) days (until November 13, 2026, at 12:00 Noon) during which time a person may come into the office of the Clerk and Master at the Benton County Courthouse and raise the highest bid received at the auction by ten percent (10%) and will be required to deposit ten percent (10%) of the raised bid price with the Court. Upon the bid being raised, a second and final auction will be held at the Benton County Courtroom, 1 Court Square, Camden, Tennessee, on November 23, 2026, at 1:00 P.M. The highest bidder at the second and final auction will be the buyer. Should the bid not be raised, the high bidder from the first sale will be the successful buyer. Possession of the real property will be upon delivery of the deed. The purchaser shall be responsible for all future property taxes from the date of closing forward.

This property is offered and sold as is, in the present condition, with no warranties or representations, express or implied, not noted herein. While Chancery sales are conclusive upon all parties to the action and generally confer a good title, nevertheless there is no warranty of title. The sale is subject to the confirmation of the Court.

Announcements made the day of the sale will take precedence over any written material.

Dwayne D. Maddox, III
Administrator/Attorney for
Habitat for Humanity of Carroll County, Inc.
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Carly Bayless
Clerk and Master,
Special Commissioner
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