

CHANCERY COURT AUCTION

**April 26, 2025 at 10:30 a.m.
on the premises at 1204 W. Carters Valley Road**

Information about the property being sold¹:

1. The Property address is: 1204 W. Carters Valley Road, Kingsport, TN
2. The Tax ID Nos. are: 012J/Group A/Parcels 025.00
3. For further legal description see Deed Book 1112C Page 439
4. The tax appraised value for the parcel is \$156,000.00

Terms and Conditions of the Auction:

1. **Property is sold in "as is, where is" condition**
2. **Property is sold subject to Court approval**
3. Property will be sold to the highest bidder with 10% of the bid amount due immediately after the auction
4. The balance of the bid amount is due within 30 days
5. There is no minimum bid/reserve bid, however, the final bid must be approved by the Court
6. The 10% bid amount is only refundable if the court does not approve the sales price or the Court cannot deliver marketable title
7. **The sale of the property is NOT conditioned upon the buyer obtaining a loan**
8. You may pay the 10% with cashier's check or personal check on the day of the auction
9. **The property will be open for inspection the day of the sale, April 26, 2025 at 9:00 a.m.**
10. Announcements made the day of sale take precedence over any printed announcements

**For additional information you may contact the Special Commissioner/Clerk and Master,
Katharine Jennelle, at (423) 323-6483**

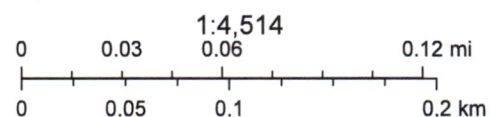
Disclaimer: This property is being sold "as is, where is, as inspected, day of auction". Neither the Seller nor the Court or Special Commissioner guarantees the accuracy or credibility of pre-auction information. Prospective purchasers are required to perform due diligence prior to bidding at the auction.

¹ All information pertaining to the property has been obtained from the Tennessee Real Estate Assessment Data website at www.assessment.cot.tn.gov



Date: October 28, 2024

County: Sullivan
 Owner: SANDERS TERRY PATTON &
 Address: W CARTERS VALLEY RD 1204
 Parcel Number: 012J A 025.00
 Deeded Acreage: 6.5
 Calculated Acreage: 0
 Date of TDOT Imagery: 2019
 Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.