

# CHANCERY COURT AUCTION

**September 27, 2025 at 10:30 a.m.  
on the premises at 761 Ryder Church Road**

Information about the property being sold<sup>1</sup>:

1. The Property address is: 761 Ryder Church Road, Bluff City, TN and Ryder Church Road, Bluff City, TN
2. The Tax ID Nos. are: Map 099/Parcel 086.10 and Map 099/Parcel 086.00
3. For further legal description see Deed Book 245C Page 202 and Deed Book 290C Page 672
4. The tax appraised value for the parcel is \$169,400.00 and \$22,100.00
5. The property appraisal value and Court determined fair market value is \$203,000.00

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, September 27, 2025 at 9:00 a.m.**
10. Announcements made the day of sale take precedence over any printed announcements

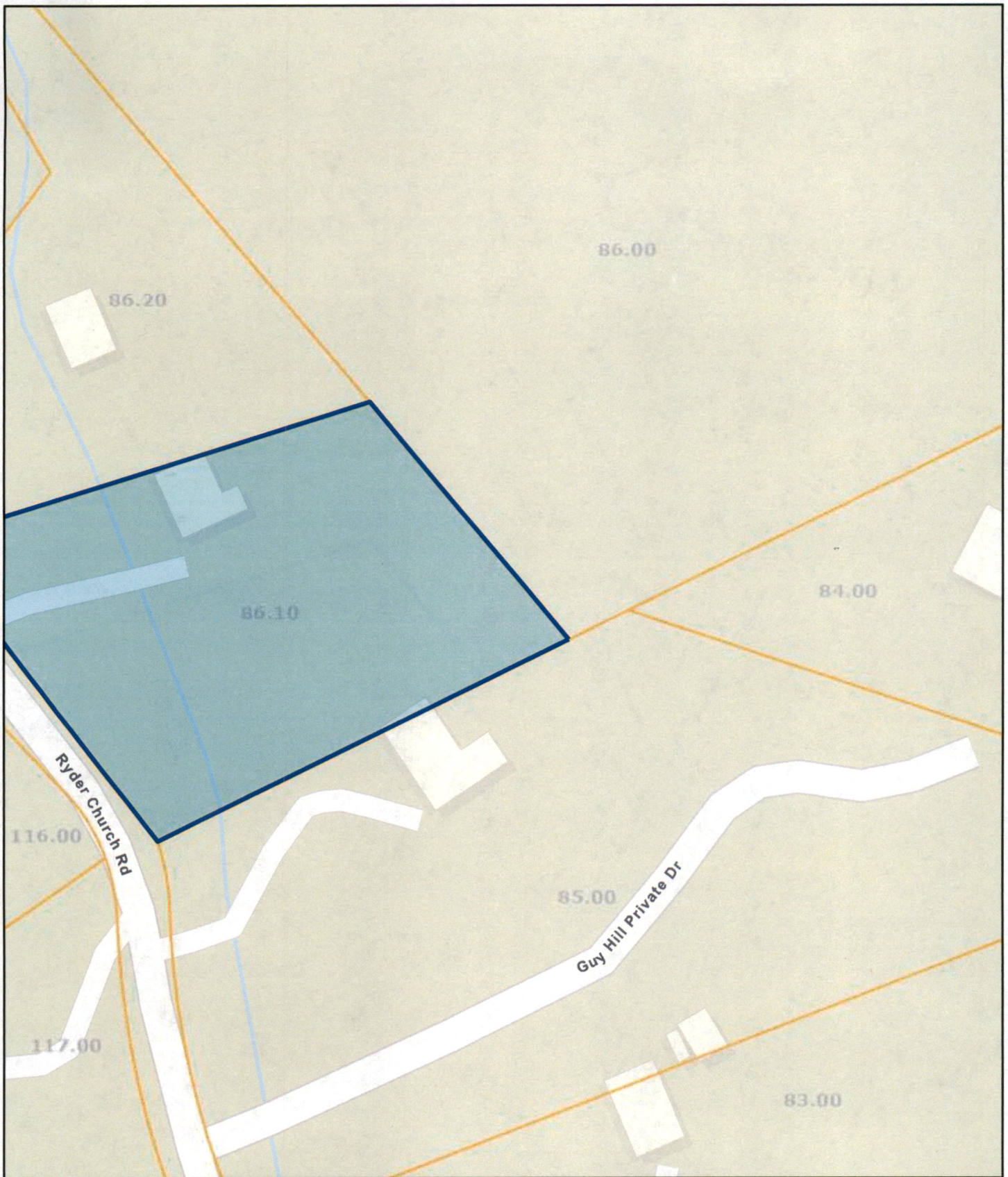
**For additional information you may contact the Special Commissioner/Clerk and Master,  
Katharine Jennelle, at (423) 323-6483**

***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.

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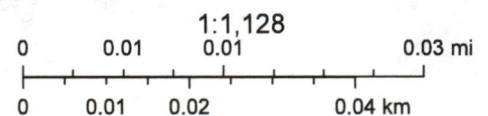
<sup>1</sup> All information pertaining to the property has been obtained from the Tennessee Real Estate Assessment Data website at [www.assessment.cot.tn.gov](http://www.assessment.cot.tn.gov)





Date: August 26, 2025

County: SULLIVAN  
Owner: PHILLIPS CLAUDE & TONIE  
Address: RYDER CHURCH RD 761  
Parcel ID: 099 086.10  
Deeded Acreage: 1.12  
Calculated Acreage: 0

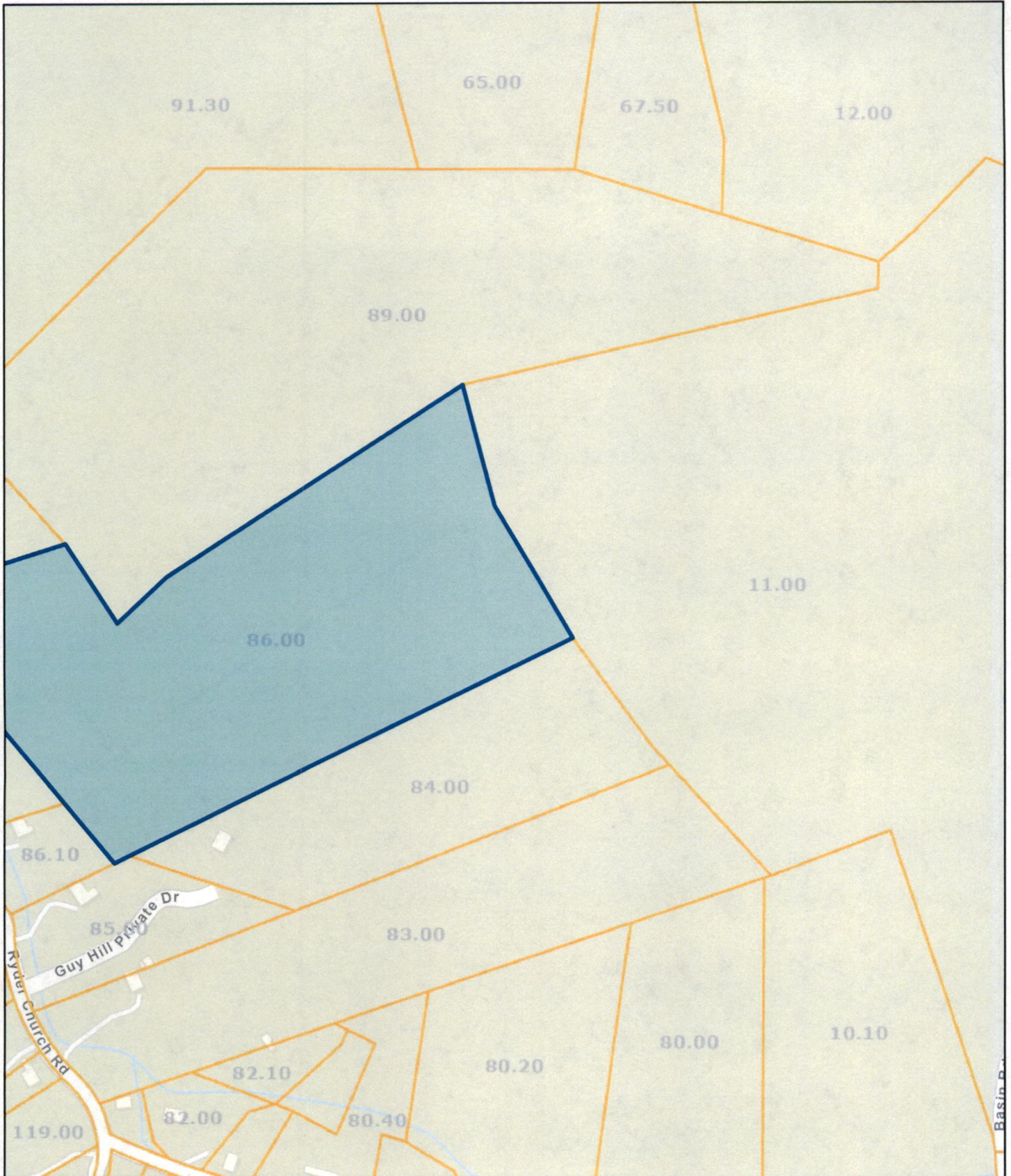


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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

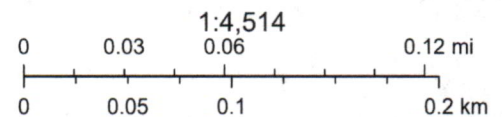


# Sullivan County - Parcel: 099 086.00



Date: September 8, 2025

County: SULLIVAN  
Owner: PHILLIPS CLAUDE & TONIE  
Address: RYDER CHURCH RD  
Parcel ID: 099 086.00  
Deeded Acreage: 14.61  
Calculated Acreage: 0



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