

CHANCERY COURT AUCTION

**August 30, 2025 at 10:30 a.m.
on the premises at 812 Mimosa Drive, Kingsport, TN 37660**

Information about the property being sold¹:

1. The Property address is: 812 Mimosa Drive, Kingsport, TN
2. The Tax ID Nos. are: 045D/Group H/Parcels 017.00
3. For further legal description see Deed Book 2866C Page 547
4. The tax appraised value for the parcel is \$214,600.00
5. The property appraisal value and Court determined fair market value is \$282,000.00

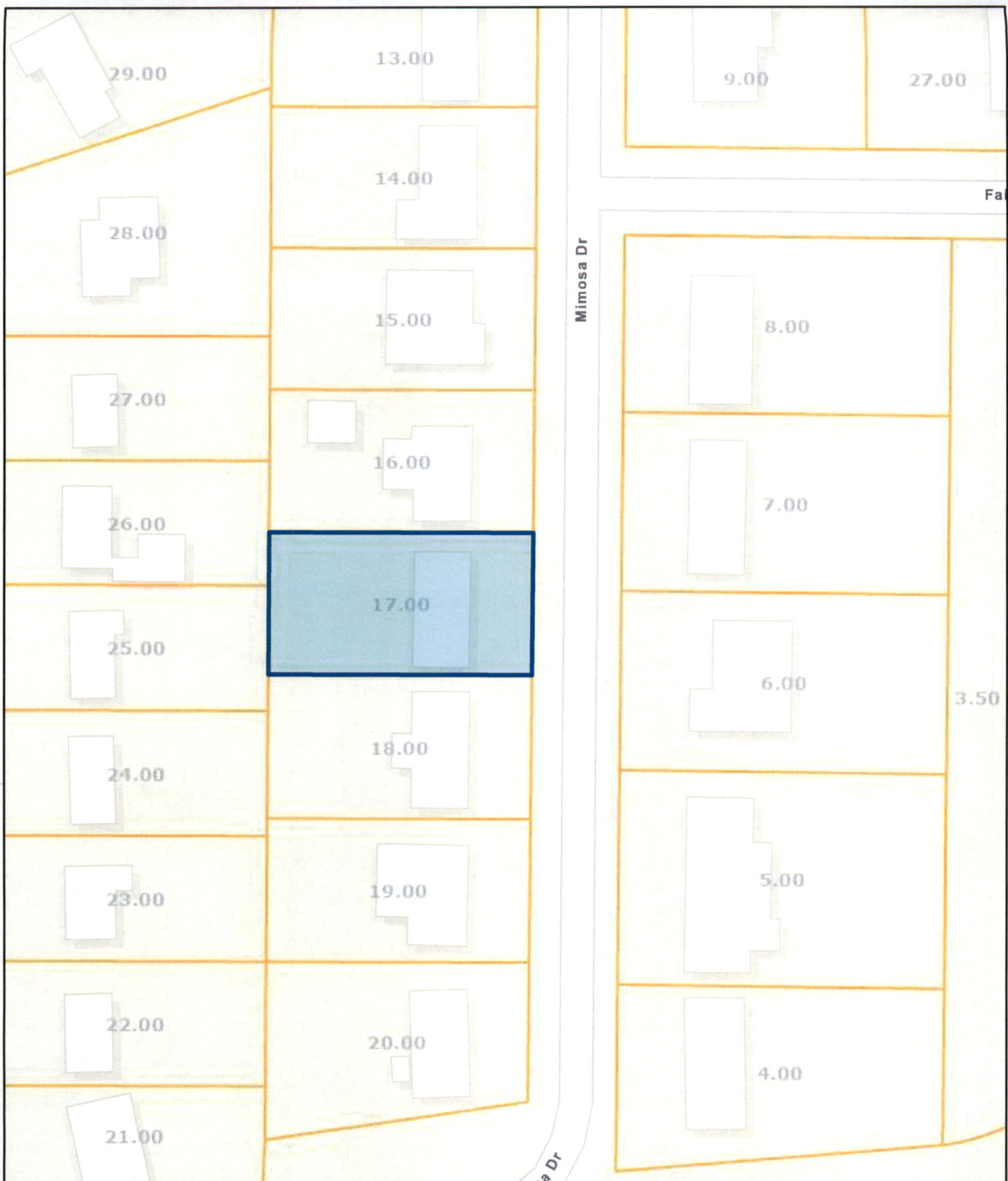
Terms and Conditions of the Auction:

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. 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, August 30, 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**

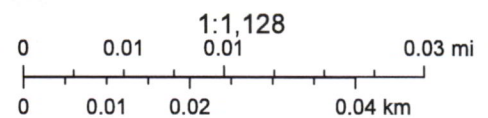
Disclaimer: This property is being sold “as is, where is, as inspected, day of auction”. Neither the Seller nor the Court or Special Commissioner guarantees the accuracy or credibility of pre-auction information. Prospective purchasers are required to perform due diligence prior to bidding at the auction.

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: July 24, 2025

County: SULLIVAN
 Owner: KISER LINDA JEAN % GEOFFREY JETER
 Address: MIMOSA DR 812
 Parcel ID: 045D H 017.00
 Deeded Acreage: 0
 Calculated Acreage: 0.27



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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.