

**PUBLIC NOTICE  
LAND SALE FOR DELINQUENT TAXES  
SALE OF REAL PROPERTY BY THE CHANCERY COURT OF ANDERSON  
COUNTY, TENNESSEE**

**In Accordance With 67-5-2502 Tennessee Code Annotated, First and Final Publication**

**SALE DATE: Saturday, October 30, 2021 @ 10:30 a.m. Eastern Standard Time**

**ON-LINE AUCTION: Pre-registration through GovEase is required. [www.govease.com](http://www.govease.com)  
City of Oak Ridge and City of Norris Delinquent Tax Sale**

**NOTICE AND REASON FOR SALE:** Delinquent taxes for City of Oak Ridge and City of Norris 19CH1072 State of Tennessee vs. Delinquent Taxpayers as shown on the 2013, 2014, 2015, 2016 & 2017 Real Property Tax Records of Oak Ridge City, and 2018 City of Norris, Anderson County, Tennessee. By virtue of order for sale entered in the above styled cases on August 16<sup>th</sup>, 2021, in the Chancery Court of Anderson County, Tennessee the Clerk and Master will sell by on-line auction to the highest bidder, on **October 30, 2021, at 10:30 a.m.** to satisfy liens of unpaid City of Oak Ridge and City of Norris taxes, the hereinafter described properties situated in City of Oak Ridge and City of Norris. The description of the property is pursuant to an amendment to T.C.A. 67-5-2502, which allows reference to an instrument number of a deed to be found in the Register's Office, Anderson County, Tennessee, instead of the old requirement for a metes and bounds description to be given. Purchasers at the tax sale are advised to investigate such deed for the size and location of the parcel that they wish to bid on, and to also investigate the title to such property. No warranties whatsoever will be conveyed to the successful bidder. Listed with the description of each parcel is the sum total of City of Oak Ridge taxes and City of Norris taxes which are presently due. The parcels will be sold at auction for the taxes owing to the City of Oak Ridge, and the City of Norris; said total being inclusive of interest, penalties, attorney fees and costs through the years 2013, 2014, 2015, 2016 and 2017 for City of Oak Ridge and 2018 for the City of Norris.

**TERMS OF SALE:** ACH DEBIT, CREDIT CARD, BANK LETTER APPROVAL (with dollar amount), and CERTIFIED FUNDS, subject to the Equity of Redemption of one year, and subject to tax liens of any other municipality for any unpaid taxes due them. Judgment amount is subject to additional cost. Said parcel of property together with the names of the owners, the base amount of City and County taxes hereinafter listed and tabulated, are as follows:

**ISSUED:** Harold P. Cousins, Jr., Clerk and Master

Delinquent Tax Attorney: N. Jay Yeager  
Address: 100 S Main Street, Suite 310, Clinton, Tennessee 37716  
(865) 457-6290

**PLEASE CONTACT THE CLERK AND MASTER'S OFFICE ON  
AVAILABLE PROPERTIES FOR SALE**

## **TAX SALE INSTRUCTION & ANNOUNCEMENTS TO BIDDERS**

### **THIS IS AN ON-LINE AUCTION**

**Pre-Registration through [www.govease.com](http://www.govease.com) is Required**

**THIS IS A JUDICIAL PROCEEDING. BY BIDDING IN THIS PROCEEDING, YOU ARE SUBMITTING TO THE JURISDICTION OF THE COURT, EVEN IF YOU ARE NOT A TENNESSEE RESIDENT.**

The Delinquent Tax Attorney is required by Tenn. Code Ann. §67-5-2502(c)(2) to make a diligent search of the records of certain county offices to determine if there are liens against a property and, if so, give notice to the lienholders. No assurances of title, tax sale purchasers, lienholders, etc. by virtue of these searches and such parties may not rely on any information therein. It is strongly recommended that prospective bidders and prospective purchasers do their own due diligence prior to coming to the sale.

It is expressly understood by the parties hereto that neither the Clerk & Master, his office, nor the Delinquent Tax Attorney make any representations whatsoever as to the condition of the premises sold to any purchaser and disclaims any knowledge of our liability to any purchaser for, any conditions which may exist on the premises, including, but not limited to, toxic or hazardous substances, asbestos, underground storage tanks, radon gas, infestation of wood by insects, or structural deficiencies from whatever source or cause. All properties sold are subject to any matters shown on plats including water rights, public roads, rights of way and utility easements, recorded or unrecorded and conditions and restrictions of record, if any. All property is being sold as is.

The sale of the described real estate at this public auction will be sold to the highest and best bidder for cash. The sale is open to all bidders with the exception of the current property owner and/or their spouse or immediate heirs.

**Duration of Sale:** On October 30<sup>th</sup>, 2021, beginning at 10:30 a.m. EDT, each parcel will be offered for sale, one at a time, for 10 minutes only. Bidding will close after 10 minutes, and the parcel will be sold to the highest bidder. In the event there is no bid, the parcel will be struck off to Anderson County.

**Registration & Acceptance of Terms Required:** Bidder must register at [www.govease.com](http://www.govease.com), upload all documents required to complete registration, and agree to the Terms and Conditions. By registering to bid, the bidder agrees to be subject to the Court's jurisdiction regardless of the bidder's residence. The Following documents are required:

- a. Signed copy of the Terms and Conditions.**
- b. Completed and signed IRS Form W-9.**

**c. Legible copy of driver's license or other government-issued photo ID.**

**d. Completed Bidder Payment Verification Form.**

Registration is not complete until all of said documents have been submitted and approved by the Court. **Registrations attempted after October 22, 2021, may not be processed/approved.**

**Redemption: Each parcel sold is subject to a one year right of redemption by taxpayers, lienholders and other "interested persons" as defined in Tenn. Code Ann. §67-5-2702(c)(1)(B). You will not receive a deed to the property until after the redemption period is over.**

The opening bid on behalf of the city or county, which will include the tax amount for 2013, 2014, 2015, 2016, and 2017 City of Oak Ridge and 2018 City of Norris delinquent taxes including any penalties, interest, costs, etc. A successful bidder is responsible for all property taxes which become due and payable after the tax sale. If you wish to be reimbursed for this if the property is redeemed, you must furnish the court with a receipt of payment.

**After the auction, all successful bidders must render payment within 72 hours of the close of the sale. No exceptions will be made.**

Thank you for your participation,

Harold P. Cousins, Jr.  
Anderson County Clerk and Master

N. Jay Yeager  
Delinquent Tax Attorney