**PUBLIC NOTICE**

**SALE OF VALUABLE REAL PROPERTY**

**BY DECREE OF THE CHANCERY COURT OF ANDERSON COUNTY, TENNESSEE**

**REVISED FIRST AND FINAL PUBLICATION**

**PURSUANT TO TENN. CODE ANN. § 67-5-2502**

**DATE OF SALE: Tuesday, November 21, 2023**

**TIME OF SALE: 10:30 a.m., EST**

**PLACE OF SALE: Internet Auction www.govease.com**

**MANNER OF SALE: This is an online auction.**

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

**NOTICE AND REASON FOR SALE**: Delinquent taxes owed to Anderson County, Tennessee, in the case of *STATE OF TENNESSEE ex rel, ANDERSON COUNTY v. Delinquent Taxpayers as shown on the 2018 Real Property Delinquent Tax Records of Anderson County, Tennessee, Defendants*, No. 20CH2100.

By virtue of the order for sale entered in the above styled case on October 31, 2022, the Clerk and Master will sell electronically in lieu of public outcry BY INTERNET AUCTION to the highest bidder, for cash (as defined below) on **Tuesday, November 21, 2023, at 10:30 a.m., EST,** to satisfy liens of unpaid Anderson County taxes, properties situated in Anderson County, Tennessee, described on Exhibit A, below. Purchasers at the tax sale are advised to investigate the referenced 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 of any kind will be conveyed to the successful bidder. Listed with the description of each parcel is the sum total of Anderson County taxes for which said sale shall be made, said total being inclusive of interest, penalties, attorney fees, and costs through the year 2018.

**TERMS OF SALE**: All payments will be made directly to Govease Auction. Payment types accepted are: **ACH/E-CHECKS AND WIRE TRANSFERS.** Subject to the Equity of Redemption of one year, and subject to tax liens of any municipality for unpaid taxes. Judgment amount is subject to additional cost. Each parcel of property together with the names of the owners, the base amount of County taxes hereinafter listed and tabulated, are set forth on Exhibit A, below.

**FOR FURTHER INFORMATION**, go to [**www.govease.com**](http://www.govease.com)for preregistration requirements and tutorials for electronic bidding. Also, additional information may be obtained by visiting **andersoncountyclerkandmaster.com** and then click on “Delinquent Taxes”.

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

**DELINQUENT TAX ATTORNEY:** Philip R. Crye, Jr.  
125 N. Main Street, Clinton, Tennessee 37716  
(865) 457-9291

**EXHIBIT A**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Tax Sale No.** | **Taxpayer(s), Current owner(s), and Lienholder(s)** | **Property Address** | **Tax Parcel ID No.** | **Deed Reference** | **Amount** |
| 1. | Bennett, G W Heirs c/o Luster Jones  (Possible heirs: Hiley E. Bennett dec’d 1935, Mary J. Bennett dec’d 1970, Allie M. Bennett dec’d 1960, Charley F. Bennett dec’d 1973, George W. Bennett dec’d 1963, and Robert M Bennett dec’d 1979) (no probate found) | Off Beech Grove Rd | 01-018-018-017.00 | Deed Book G-2, Page 488  (possible vesting deed for property) | 615.68 |
| 2. | Bennett, Mrs. Wash dec’d 1935 c/o Luster Jones (Possible heirs: Mary J. Bennett dec’d 1970, Allie M. Bennett dec’d 1960, Charley F. Bennett dec’d 1973, George W. Bennett dec’d 1963, and Robert M Bennett dec’d 1979) (no probate found) | Better Chance Ln | 01-018 F‑A‑018 F‑005.00 | Deed Book M-3, Page 49  (possible vesting deed for property) | 629.37 |
| 3. | Emily Burris (DOD 5-12-2003) (no probate found) | 213 Duncan Rd | 01-041B-D-041B-027.00 | Deed Book D-7, Page 27 | 680.20 |
| 4. | Forston Duncan (DOD 10-22-17) (Possible heirs: Shasta Duncan York, Conyia S. Duncan and Byron Duncan) (no probate found)  Lienholder: Sandra K. Cardwell (Trust Deed in Book 1025, Page 533, and Assignment in Book 1812, Page 1831) | 1205 Dutch Valley Road | 01-092-092-013.07 | Deed Book 1025, Page 531 | 697.18 |
| 5. | Magdoline Haun (DOD 10-28-2013) and James Haun, with right of survivorship | 208 Watts Street | 12-018D-A-018C-005.00 | Deed Book E-18, Page 615 | 458.37 |
| 6. | Sheree M. Herbst  Lienholders: Mollie and Richard Scarbrough (Trust Deeds in Book 1568, Page 1304 and Book 1571, Page 1811) | 706 Timbercrest Drive | 11-065P-H-065O-019.00 | Book 1514, Page 1526 | 3,744.15 |
| 7. | Ricky and Kathleen Huggins  Lienholder: Portfolio Recovery (Judgment in Book 1608, Page 1667) | Moody Hollow Road | 01-103-103-056.01 | Book 1468, Page 216 | 749.41 |
| 8. | Ralph Jones  Lienholder: Sandra K. Cardwell (Trust Deed in Book 1525, Page 1601, and Assignment in Book 1812, Page 1835) | 620 Young Street | 01-074H-B-074H-006.00 | Book 1484, Page 668 | 380.44 |
| 9. | “Jimmie Theresa Ann Lowe”  Alvis Lowe, Jr. and Jimmie Lowe (Devisees of Nancy H. Lowe) | 903 N McAdoo St | 11-065N-B-065N-015.00 | Deed Book I-16, Page 59  Book 1567, Page 1497 (Will) and  Book 1567, Page 1509 | 1,040.68 |
| 10. | Mrs. Mae Loy (a/k/a Pearl Mae Foust Loy DOD March 1994) c/o Shelia Greene (no probate found) and Silas Loy (dec’d 1955) (no probate found) | Heavenly Hollow Road | 01-022-022-048.00 | Deed Book M-3, Page 8, Deed Book V-3, Page 257, and Deed Book C-4, Page 251 | 2,976.67 |
| 11. | Gerald A. Mars  Lienholder: Cavalry SPV I, LLC (Judgment against Jerry A. Mars in Book 1650, Page 593) | Burris Lane | 01-009-009-060.00 | Book 1087, Page 825 | 781.22 |
| 12. | Gerald A. Mars  Lienholder: Cavalry SPV I, LLC (Judgment against Jerry A. Mars in Book 1650, Page 593) | Timberland Trail | 01-009-009-077.41 | Book 1087, Page 825 | 689.33 |
| 13. | Jerry Mars  Jesse Mars  Lienholder: Cavalry SPV I, LLC (Judgment against Jerry A. Mars in Book 1650, Page 593) | 1388 Norris Freeway | 01-009-009-077.01 | Book 1107, Page 22 (Tract One).  See also Deed Book D-18, pages 194, 198, 202, 206; Book 1120, page 404; and Book 1625, page 1311 | 1,994.17 |
| 14. | Jerry Mars  Jesse Mars  Lienholder: Cavalry SPV I, LLC (Judgment against Jerry A. Mars in Book 1650, Page 593) | Norris Freeway | 01-009-009-077.26 | Book 1107, Page 22 (Tract Two).  See also Deed Book D-18, pages 194, 198, 202, 206; Book 1120, page 404; and Book 1625, page 1311 | 1,108.56 |
| 15. | Jerry Mars  Lienholder: Cavalry SPV I, LLC (Judgment against Jerry A. Mars in Book 1650, Page 593) | Cobb Hollow Road | 12-008-008-073.00 | Book 1625, Page 1311, and the remaining property described in Book U-10, page 77, and Book G-18, page 383 | 608.63 |
| 16. | National Coal Corp  Lienholder: Rockwood Casualty Insurance Co. (Judgment in Book 1617, Page 163) | New River Hwy | 01-025-025-008.00 | Book 1364, Page 868 (Tract One) | 7,382.19 |
| 17. | National Coal Corp  Lienholder: Rockwood Casualty Insurance Co. (Judgment in Book 1617, Page 163) | New River Rd | 01-048-048-014.00 | Book 1364, Page 868 (Tract 1 of Tract Four) | 882.53 |
| 18. | National Coal Corp  Lienholder: Rockwood Casualty Insurance Co. (Judgment in Book 1617, Page 163) | Indian Fork Lane | 01-048-048-015.00 | Book 1364, Page 868 (Tract 2 of Tract Four) | 655.04 |
| 19. | National Coal Corp  Lienholder: Rockwood Casualty Insurance Co. (Judgment in Book 1617, Page 163) | Indian Fork Lane | 01-048-048-016.00 | Book 1364, Page 868 (Tract 3 of Tract Four) | 475.18 |
| 20. | National Coal Corp  Lienholder: Rockwood Casualty Insurance Co. (Judgment in Book 1617, Page 163) | Patterson Mountain | 01-049-049-047.00 | Book 1364, Page 868 (Tract 2 of Tract Three) | 725.97 |
| 21. | National Coal Corp  Lienholder: Rockwood Casualty Insurance Co. (Judgment in Book 1617, Page 163) | Patterson Mountain | 01-049-049-048.00 | Book 1364, Page 868 (Tract 1 of Tract Three) | 889.64 |
| 22. | National Coal Corp  Lienholder: Rockwood Casualty Insurance Co. (Judgment in Book 1617, Page 163) | New River Hwy | 01-050-050-003.00 | Book 1364, Page 868 (Tract Two) | 2,604.17 |
| 23. | Portfolio Trust #7220515  Robert Elliott (current resident)  Lienholder: The Bank of New York Mellon, f/k/a The Bank of New York, as successor to JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2003-AC3, Asset-Backed Certificates, Series 2003-AC3 (Trust Deed in Book 1324, Page 461, as assigned in Book 1548, Page 1158, and in Book 1617, Page 371; Sub Trustee in Book 1633, Page 645) | 205 Royal St. | 01-096J-C-096J-012.00 | Book 1621, Page 1354 | 786.01 |
| 24. | Ranger Energy Investments, LLC (now owned by Blackstone Energy, LTD)  Lienholder: Greensill Capital (UK) (Trust Deed in Book 1700, Page 916, and re-recorded in Book 1701, Page 1715) | New River Hwy | 01-049-049-044.00 | Book 1700, Page 912 | 5,428.23 |
| 25. | Eloise G. Robinson (DOD 9-7-13) (no probate found) | 116 Summitt Road | 12-008M-H-008M-015.00 | Book 1542, Page 1854 | 2,096.10 |
| 26. | Bernie L. Simmons (DOD 8-19-96) c/o Nell Hill (deceased ) (no probate found) | 103 Circle Cemetery | 01-041G-D-041B-004.00 | Deed Book S-4, Page 6 | 353.08 |
| 27. | Raymond E. Taylor, Jr. (DOD 12-16-2014) and wife, Gloria S. Taylor (DOD 10-14-2018) (no probate found) | 322 Unaka Street | 11-082O-A-082J-014.00 | Deed Book P-16, Page 364 | 2,001.71 |
| 28. | Shelby Townsend and husband, Darrell G. Townsend (dec’d)  Lienholders: Southern Pacific Thrift & Loan Association (Trust Deed in Book 765, Page 535); and Portfolio Recovery Associates, LLC (Judgment against Shelby Townsend in Book 1687, Page 2120); | 118 Tobby Hollow Ln | 01-108-108-040.04 | Deed Book L-19, Page 808 | 475.41 |
| 29. | Charlotte D. Washington and Ronald Terry Cotton (DOD 11-15-2014) (no probate found) | 195 Boling Road | 01-008-008-089.00 | Book 1544, Page 1116 | 749.09 |
| 30. | Violet White (a/k/a Violet Gertrude White, DOD 4-21-2014) Probate No. 20PB105  Devisees: Sandra K. McFarland and Debbie A. White; Will Book 47, Page 240 | 125 Wiley Cemetery Lane | 01-018L-A-018L-001.00 | Book 1478, Page 1158 | 1,238.12 |
| 31. | Mary Whitehead (DOD 1-13-18) and Dial Whitehead (DOD 12-27-08) (no probate found)  Lienholders: Regions Bank, successor by merger to Union Planters Bank, NA (Trust Deed in Book 1275, Page 159); Regions Bank (Trust Deed in Book 1612, Page 835); City of Rocky Top (Notice of Liens in Book 1706, Page 1210, Book 1707, Page 1290, Book 1730, Page 2300, and Book 1731, Page 2161) | 512 Church Street | 12-018E-D-018E-003.00 | Deed Book L-19, Page 502 | 1,007.76 |