

**NO. 193282-3**  
**IMPORTANT DELINQUENT TAX SALE INFORMATION**  
**September 17, 2019**

**The opening bid for each property sold at auction today includes all due and delinquent City and County taxes for 2019 and prior tax years.**

**The opening bid today DOES NOT INCLUDE costs or expenses for repairs, alterations or improvements, or for vacating, closing, removing or demolition made and/or charged by the City and County of Knoxville where a parcel is unfit for occupation or use, and thus the sale of these parcels may also be subject to any and all such costs and expenses incurred by the City and County of Knoxville to the extent applicable.**

The high bid today may be raised by ten percent (10%) within the next ten (10) days or by Friday, September 27, 2019. If the bid is raised, and the court directs a resale, the resale will be held Tuesday, October 1, 2019, at 10:00 A.M., in the City-County Building, within the corridor of the Main Street entrance, near the Large Assembly Room, 400 Main Street, Knoxville, Tennessee, after due notice to those concerned, and bidding will start at the raised bid figure. The high bidder at the resale will be the purchaser. Anyone may bid at the resale. In the event the bid is not raised within ten (10) days, then the high bidder today is the purchaser when the sale is confirmed by the Court (subject to the statutory right of redemption as hereinafter discussed).

The property sold at this tax sale is subject to a period of redemption established by state statute. T.C.A. § 67-5-2701 and 2702 establish and set forth the requirements for a one (1) year period of redemption applicable to property sold at a tax sale. If the property is redeemed pursuant to the one (1) year period of redemption, the purchaser at the tax sale will be entitled to the amount of the bid plus interest thereon at twelve percent (12%) per annum computed from the date of payment under T.C.A § 67-5-2701. Certain other City and County taxes up to the day of sale and certain other expenses may be recoverable by the purchaser under T.C.A. § 67-5-2701 and § 67-5-2702 and pursuant to applicable procedural requirements, accordingly the purchaser should consider retaining supporting documents for reimbursement purposes.

**IT SHOULD BE NOTED THAT ANY IMPROVEMENTS TO THE PROPERTY ARE MADE AT THE RISK AND EXPENSE OF THE PURCHASER DURING THE APPLICABLE REDEMPTION PERIOD.**

The high bidder must make payment in full in cash or cashier's check or other form suitable to the Clerk and Master or pay thirty percent (30%) down today in cash or cashier's check or other form suitable to the Clerk and Master and make a note for the remaining balance which balance shall be due in thirty (30) days from today and shall not bear interest during that 30 day period. The Clerk and Master may accept personal checks. Corporate and other entity checks and notes must be co-signed and/or guaranteed by an individual or individuals. The applicable period of redemption begins to run when the Chancellor signs the Order Confirming Sale. This date will not necessarily coincide with the date of payment, because after date of payment, certain paperwork must be complete before the Order Confirming Sale can be entered. The paperwork and deadlines cannot begin until full payment of the purchase price is made. Therefore, payment as soon as possible will be to the purchaser's advantage. **After the applicable period of redemption runs, it will be necessary for the purchaser to call the Chancery Court Clerk and Master's Office (215-2555) and request that a deed be made.**

If you inadvertently bid on the wrong parcel or you bid on property which you have not seen, or you change your mind about purchasing the same, the Court will use whatever processes are necessary to effect compliance of your bid.

The Clerk and Master of the Chancery Court makes **NO WARRANTIES** expressed or implied relative to the title, condition, use or any other matters involving any property in this tax sale or any tax sale. The form of conveyance will be a Clerk and Master's Deed.

After each parcel is sold, the high bidder should give his or her name to the designated deputy clerks or deputy trustees of the Clerk and Master and County Trustee, Ed Shouse and complete all arrangements for payment with the Clerk & Master's office, immediately after the property is struck off.

The above does not constitute legal advice. You may not rely upon any of the above as legal advice or as a representation or warranty of any kind. The sale by the Clerk and Master is made **AS IS, WHERE IS, IF IS.**