

## CHANCERY COURT SALE OF LAND

Pursuant to the Orders of the Chancery Court for Roane County, Tennessee dated November 3, 2022, in the case of CITY OF ROCKWOOD, TENNESSEE v. VIRGIL WAYNE YOUNG and DEBORAH DUTTON and UNITED STATES DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE and CAPITOL ONE, Number 2020-116, I will on **WEDNESDAY, OCTOBER 11, 2023** at the hour of 10:30 A.M Eastern Daylight Time on **FRONT STEPS OF THE ROANE COUNTY COURTHOUSE (the steps facing Race Street)** in Kingston, Roane County, Tennessee 37763, offer for sale to the highest bidder for cash in hand and in bar of any equity of redemption the following described real estate, to-wit:

SITUATED, LYING and BEING in the FIFTH (5<sup>th</sup>) CIVIL DISTRICT of ROANE COUNTY, TENNESSEE, and being shown in the Tax Assessor's Office of Roane County as Map 54N, Group B, Control Map 54N, Parcel 2.01, within the corporate limits of the City of Rockwood, and being more particularly described as follows, to-wit:

BEING parts of Lots 15 and 16 in Block 80 as shown on the Roane Iron Company's Map or Plat of the City of Rockwood in Plat Book 1, Page 4, and being more particularly described as follows, to-wit:

BEGINNING at the intersection of Nelson Street and Douglas Avenue at an existing concrete right-of-way marker in the Southern right-of-way line of Nelson Street and the Northern right-of-way line of Douglas Avenue; thence South 40 degrees 18 minutes 24 seconds West 79.14 feet to an iron rod; thence North 51 degrees 28 minutes 25 seconds West 158.21 feet to an iron rod in the right-of-way of a 20-foot alley; thence with said alley right-of-way North 39 degrees 53 minutes 11 seconds East 105.50 feet to an existing concrete right-of-way marker in the Southern right-of-way of Nelson Street; thence with the Southern right-of-way of Nelson Street, South 42 degrees 0 minutes 31 seconds East, a distance of 160.35 feet to the POINT OF BEGINNING, as shown by survey of William J. Moore, Tennessee Registered Land Surveyor No. 1406, said survey being dated November 13, 2004.

BEING the same property conveyed to Virgil Wayne Young by Warranty Deed from Sheryl Ann Moore, dated July 6, 2015, and recorded in the Roane County Register's Office in Record Book 1539, Page 38.

BEING the same property sold to Deborah Dutton at the 2015 Roane County and City of Rockwood delinquent tax sale, according to Decree of Sale entered May 28, 2021, and recorded in the Roane County Register's Office in Record Book 1805, Page 644.

BEING the same property conveyed to Deborah Lee Henderson formerly Deborah Dutton by Clerk and Master's Tax Deed dated June 17, 2022, and recorded in the Roane County Register's Office in Record Book 1870, Page 500.

Tax Map Reference: 5/54N/B/54N/2.01

Said property shall be sold to the highest bidder upon the following terms: Ten percent (10%) deposit at the time of sale, with bidding to remain open for ten (10) days from the date of sale,

being **Monday, October 23, 2023 at 4:30 P.M.**, during which period of time any interested purchaser may raise the bid ten percent (10%), and upon a raised bid, the Special Commissioner, will reopen the bidding at the raised bid price at the Clerk and Master's Office at **10:30 A.M. on November 2, 2023**, for the purpose of receiving the final, highest and best bid. Ten percent (10%) deposit will be required at the final sale with the balance payable in cash or certified funds upon confirmation of the Court prior to the delivery of the deed.

If you have any questions, please contact the Clerk and Master's office at (865) 376-2487.

This is the 11th day of September, 2023.

Pam May, Clerk and Master acting in her  
capacity as Special Commissioner

Publish:

September 20, September 27 and October 4, 2023

Bill to Clerk and Master  
200 E. Race Street, Suite 12  
Kingston, TN 37763