

IN THE CHANCERY COURT FOR WHITE COUNTY, TENNESSEE

SHARON FORD,
Petitioner,

VERSUS

CASE NO. 2020-CV-26

JERRY FORD, TONYA WILSON,
AMY MOSS, ALISHA FORD,
ANDREA PATTERSON,
TYLER CARDEN, BRANDI KING,
BETSY ABBOTT, and APRIL CROSS,
Respondents.

FILED
DATE: 5/11/2021
TIME: 1:00 PM
Gena M. Brock
GENA M. BROCK, CLERK & MASTER

NOTICE OF SALE

In obedience to an Order of Sale, filed April 20, 2021, in the Chancery Court of White County, at Sparta, Tennessee, the Clerk and Master was appointed to serve as Special Commissioner to sell the said real property, in conjunction with Tays Realty and Auction, LLC as Auctioneer, which will serve as the auction company for the sale of the real property and personal property, being the property of James H. Ford and wife, Rilda W. Ford, deceased, located in White County, Tennessee.

This sale will be conducted as an Online Auction with online bidding being offered at www.taysauctions.com. The sale for this property will be held on Saturday, June 5, 2021 at 10:00 A.M. (CST), on the premises, at 5585 Burgess Falls Road, Sparta, Tennessee, to the highest and best bidder, (auction staff will be onsite to assist in bidding, if needed), with the online bidding beginning May 15, 2021 at 10:00 A.M. (CST), and the online bidding will close beginning at 10:00 A.M. (CST), June 5, 2021 or five (5) minutes after the last bid is received. (If during the final five (5) minutes of this sale the highest bid is upset, the closing time will be extended by five (5) minutes to allow the upset bidder or any other bidder to counter.)

Property is located in White County, Tennessee, and described as follows:

14.305 Acres +/- in 2 Tracts

{Tract #1- 1.722 Acres +/- House}

{Tract #2- 12.583 Acres +/-}

Tax Parcel ID: District 04, Control Map 012, Parcel: 050.00

Address: 5585 Burgess Falls Road

Record Book 174, Page 855, Register's Office of White County, TN

The property will be sold subject to all matters shown on plat, and subject to all easements, rights-of-way, and restrictions of record.

*Plats of the survey are available online at www.taysauctions.com

TERMS OF SALE: Successful bidder(s) shall pay twenty (20%) percent of the bid price on the day of the sale with the balance being due upon the confirmation of the sale by the Chancellor.

BID SHALL BE LEFT OPEN. The Clerk and Master will leave the bidding open for a period of ten (10) days thereafter (June 15, 2021 by 4:00 P.M.). In the event that, during said time period, an additional bid or bids are submitted to the Clerk or at www.taysauction.com in a minimum amount of ten (10%) percent above the maximum bid submitted at the online auction, a second sale shall occur Thursday, June 17, 2021, beginning at 10:00 A.M., or 5 minutes after the last bid is received online at www.taysauction.com. (auction staff will set up at the White County Courthouse, Chancery Courtroom, in Sparta, Tennessee to assist in bidding, if needed and to conduct the conclusion of the auction.) The highest bid obtained shall be presented to the Court for final confirmation. Said property will be sold "AS IS, WHERE IS" both surface and subsurface having invited bidder to inspect prior to bidding. Additional terms to be announced the day of sale. Announcements made day of sale take precedence. The Buyers will be responsible for the 2021 property taxes.

PERSONAL PROPERTY: The personal property for the Ford Estate is located at 620 Maxwell Street, Cookeville, Tennessee 38501. Online bidding for the personal property will begin May 15, 2021 at 10:00 A.M. (CST), and the online bidding will close beginning at 10:00 A.M. (CST),

June 5, 2021 or three (3) minutes after the last bid is received. (If during the final three (3) minutes of this sale the highest bid is upset, the closing time will be extended by three (3) minutes to allow the upset bidder or any other bidder to counter.) BID SHALL NOT BE LEFT OPEN FOR PERSONAL PROPERTY. See full terms on auctioneer's website.

This 11th day of May, 2021.



GENA M. BROCK, CLERK & MASTER
SPECIAL COMMISSIONER
White County Courthouse
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Sparta, Tennessee 38583
(931) 836-3787

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