

SUBSTITUTE TRUSTEE'S NOTICE OF SALE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, MICHAEL E. SEXTON, by Deed of Trust dated the 10th day of November, 2015 and recorded in the Register's Office of Carroll County, Tennessee, in Trust Deed Book 647, Page 337, did convey in trust to Carol S. Godwin, Trustee, the tracts of land described in said Deed of Trust to secure the payment of the principal sum not exceeding ONE HUNDRED SIXTY-ONE THOUSAND AND 00/100 (\$161,000.00), evidenced by a Promissory Note, payable to the GREENFIELD BANKING COMPANY, Greenfield, Tennessee, the said Deed of Trust being incorporated by reference; and,

WHEREAS, the Note and Deed of Trust was originally secured by additional property located in Weakley County, Tennessee, which was previously released from said Deed of Trust and is not a part of this Notice; and

WHEREAS, said Note and Deed of Trust provide that in the event of default on the payment of installments due on said Note, the entire indebtedness shall, at the option of the holder of such Note, become due and payable; and,

WHEREAS, the holder and owner at its option may advertise and foreclose said Deed of Trust; and,

WHEREAS, default has been made in the payment of installments due on the Note, and the holder and owner of such Note has declared the entire balance now due and payable, and has instructed the Trustee to foreclose said Deed of Trust; and,

NOW, THEREFORE, by virtue of the authority in me vested, as Trustee under said instrument, I will, on Thursday, May 9, 2019 offer for sale and sell at the usual and customary location at the Carroll County Courthouse in Huntingdon, Tennessee, at the hour of 11:00 a.m. prevailing time, to the last, highest and best bidder for cash and in bar of the equity of redemption, homestead or dower rights, the following described tract of land, situated in the 10th Civil District of Carroll County, Tennessee, and more particularly described as follows, to-wit:

BEING a 1.113 acre lot located at 350 Elwood Drive in the City of McKenzie, Tennessee and lying in the 4th Civil District of Carroll County and being all of Parcel 35.04 Group A Tax Map 2-P and that conveyed to Jason C. and Wendy R. Allison by Deed in Book 353 Page 870, and being what is described by word description in the original division out of the Windal A. and Donna Walker property (DB. 270 PG. 461), noted as Lot 28 and 29 (Lot 29 word description also includes part of Lot 30) of the Elwood Estates Subdivision of record in Plat Book 3 Page 54 Plat Cabinet A-169, subject to all restrictions, setbacks, easements, covenants, etc. for Elwood Estates Subdivision, including those in Plat Book 3 Page 54 Plat Cabinet A-169, and Deed Book 270 Page 461, as more particularly described as follows:

BEGINNING at a set iron pin (all set iron pins in this description are 5/8 inch diameter steel rebar with plastic caps marking "TN RLS 1125 TN RLS 2956") at the intersection of the east right of way of Elwood Drive, where it turns easterly, southeasterly, said iron pin lies 25.3 feet southeast of the existing pavement centerline of said Elwood Drive and begin the original northwest corner of Lot 29 of Elwood Estates Subdivision (Plat Book 3 Page 54 Plat Cabinet A-169), said POINT OF BEGINNING being the northwest corner of the 1.113 acre lot being described herein; Thence, North 75 degrees 24 minutes 30 seconds East, a distance of 40.13 feet, along the southerly right of way of Elwood Drive, to a set iron pin located 22 feet south of, perpendicular distance, the existing pavement centerline of said street; Thence, South 56 degrees 30 minutes 00 seconds East, a distance of 170.50 feet, along the southerly right of way of Elwood Drive, crossing the center of a ditch at approximately 53 feet, continuing to a found nail (flagged), replaced with a new set iron pin at the northwest corner of Parcel 55.01 Group A Tax Map 2-P, belonging to Cozart (DB. 312 PG. 348), said iron pin lies 25.5 feet southwest of, perpendicular distance, the existing pavement centerline of said street; Thence, South 00 degrees 42 minutes 00 seconds East, a distance of 110.50 feet, along the west line of said Cozart, to a found nail (flagged), replaced with a new set iron pin, this being the original northwest corner of Lot 31 of Elwood Estates Subdivision and the original northeast corner of Lot 28 of said Subdivision, also the original southeast corner of Lot 30 of said subdivision; Thence, South 00 degrees 57 minutes 43 seconds East, a distance, of 99.78 feet, continuing along Cozart's west line, passing thru a found iron pin (1/2 inch diameter steel rebar) in a ditch and on line at 37.22 feet, being the southwest corner of Cozart, also the northwest corner of Parcel 55 Group A Tax Map 2-P, belonging to Hill (DB. 323 PG. 933), continuing with the west line of Hill, to a found iron pin (1/2 inch diameter steel rebar) located approximately 0.8 feet northeast of a chain link fence corner post, said iron pin being the northeast corner of Parcel 35.03 Group A Tax Map 2-P, belonging to Stokes (DB. 308 PG. 878), also being the original northeast corner of Lot 27 of said Elwood Estates Subdivision and the southeast corner of Lot 28 of said subdivision; Thence, South 88 degrees 10 minutes 53 seconds West, a distance of 180.46 feet, along the north line of Stokes, to a found iron pin (1/2 inch diameter steel rebar) in the east right of way of Elwood Drive, said iron pin being the northwest corner of said Lot 27 and the southwest corner of Lot 28 and is located 25.3 feet east of, perpendicular distance, the existing pavement centerline of said street; Thence, North 00 degrees 41 minutes 58 seconds West, a distance of 100.00 feet, along the east right of way of Elwood Drive, to a found iron pin (1/2 inch diameter steel rebar), being the northwest corner of said Lot 28 and the southwest corner of Lot 29 of said Elwood Estates Subdivision, said iron pin lies 25.3 feet east of, perpendicular distance, the existing pavement centerline of Elwood Drive; Thence, North 00 degrees 42 minutes 06 seconds West, a distance of 200.00 feet, continuing along the east right of way of Elwood Drive, to the point of beginning, containing 1.113 acres. Basis for bearings are magnetic north, taken on November 3, 2015. James W. Crocker, TN RLS 1125, Crocker Land Surveying, 397 Herman Brooks Road, Martin, Tennessee 38237,

It being the same conveyed to Michael E. Sexton and wife, Karen J. Sexton by Deed of Jason C. Allison and wife, Wendy R. Allison, dated November 10, 2015 and of record in Warranty Deed Book 372, Page 283, ROCCT. Karen J. Sexton conveyed her interest in the above-described real estate by Quitclaim Deed to Michael E. Sexton, dated December 29, 2015 and of record in Warranty Deed Book 373, Page 191, ROCCT.

Map 2P, Group A, Parcel 35.04

In the event the highest bidder fails to perform in accordance with the terms of sale, the Trustee shall have the option of accepting the second highest bid without further notice.

Also, the Trustee may adjourn or postpone the sale by public announcement at the time and place of the sale and without further notice conduct such sale as adjourned or postponed, or may, in the sole discretion of the Trustee, give a new notice of sale.

Announcements made by the Trustee at the sale as to the manner and terms and conditions of the sale shall control notwithstanding any language in this advertisement.

The Substitute Trustee believes the title to the property to be good but sells and conveys said property as Substitute Trustee only.

Dated at Martin, Tennessee, this the 8th day of April, 2019.

CAROL S. GODWIN, Trustee
P.O. Box 842
Martin, TN 38237

OTHER INTERESTED PARTIES:
CITY OF MCKENZIE.