

TRUSTEE'S NOTICE OF SALE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, by Deed of Trust recorded on September 13, 2017, of record in the Register's Office of Carroll County, Tennessee, in Trust Deed Book 664, page 233, **TERRY T. BROWN** did convey in trust, to W. KENT JONES, Trustee, a tract of land hereinafter described, to secure the payment of the indebtedness described in said Deed of Trust to CARROLL BANK & TRUST; and,

WHEREAS, said Deed of Trust provides that in the event of default in the payment of the debt secured by said Deed of Trust, when due, or in the event of failure to comply with any of the conditions and/or covenants of said Deed of Trust, the whole amount of the unpaid principal sum, together with all interest due and accrued upon the same, together with all other payments agreed to be made, shall, at the option of the holder, become due and payable immediately without demand or notice thereof; and,

WHEREAS, default has been made in the payment of the indebtedness secured by said Deed of Trust and there have been other violations of the conditions of said Deed of Trust, and the owner and holder of said debt has instructed the undersigned Trustee, to foreclose said Deed of Trust.

NOW, THEREFORE, by virtue of the authority in me vested as such Trustee, I will on the 22nd day of November, 2019, offer for sale and sell in front of the Courthouse door in Huntingdon, Tennessee, at the hour of 10:05 a.m. to the last, highest and best bidder, for cash in hand, free from the equity of redemption, homestead, dower and curtesy rights, and all other rights or exemptions of every kind, and all unpaid taxes, to effect satisfaction of principal, interest and costs due on said promissory note(s) and Deed of Trust aforementioned, as well as to pay all attorney's fees and costs necessarily incident to this foreclosure, the following tract of land, situated in the 24th Civil District of Carroll County, Tennessee, more particularly described as follows:

Parcel 1: BEGINNING on a set iron pin in the northern right of way of Pate Road (paved county road, apparent 40' right of way), said iron pin being located 109 feet east of the intersection of the centerline of Walker Hill Road with the centerline of Pate Road, being the southeast corner of Robert Walker (Tax Map 133, Parcel 20.04 - Deed book 348, page 828) and being the southwest corner of the tract described herein; thence with the agreed eastern line of Robert Walker, North 13 degrees 28 minutes 23 seconds east for a distance of 216.18 feet to a set iron pin at the western end of a wire fence; thence running along the wire fence and agreed southern line of walker, South 89 degrees 21 minutes 20 seconds East for a distance of 126.00 feet to a point in the fence; thence with the western line of Walker, South 07 degrees 20 minutes 07 seconds West for a distance of 275.24 feet to a set iron pin in the northern right of way of Pate Road, said iron pin being located 4.2 feet north of a found metal pipe and 20 feet from the centerline of Pate Road; thence with the northern right of way of Pate Road as follows: North 61 degrees 19 minutes 54 seconds West for a distance of 80.00 feet; thence north 70 degrees 02 minutes 17 seconds west for a distance of 75.56 feet to the point of beginning, containing 33,225 square feet or 0.763 acres.

Surveyed by Denny A. Bush, Tennessee RLS #1577 on October 25, 2011. Bearings are based on Tennessee State Plane Coordinates NAD 1983. All set iron pins are ½ inch rebar with a plastic ID cap.

Parcel 2 : BEGINNING on a set iron pin in the northern right of way of Pate Road (20 feet from centerline), said iron pin being located South 74 degrees 53 minutes 41 seconds East a distance of 259 feet from the intersection of the centerline of Walker Hill Road with the centerline of Pate Road, being the southeast corner of a 0.763 acre tract recently conveyed by Bonnie Kathryn Haynes to Allan and Melissa Franks (Tax Map 133 - Parcel 20.02) and being the south corner of the tract described herein; thence with the eastern line of Franks, North 07 degrees 20 minutes 07 seconds East for a distance of 275.24 feet to a point-in a wire fence; thence with the wire fence and agreed southern line of Robert Walker (Tax Map 133 - Parcel 20.04-Deed Book 348, page 828) south 89 degrees 21 minutes 20 seconds east for a distance of 36.85 feet to a set iron pin in the fence at the agreed northwest corner of Emiliano and Oscar Perez (Tax Map 133 - Parcel 20.01-Deed Book 354, page 292); thence with the western line of a 7,538 square foot tract to be conveyed by Walker to Perez, south 14 degrees 47 minutes 39 seconds west for a distance of 281.92 feet to the point of beginning, containing 5,037 square feet or 0.116 acre.

Surveyed by Denny A. Bush, Tennessee RLS #1577 on October 25, 2011. Bearings are based on Tennessee State Plane Coordinates NAD 1983. All set iron pins are ½ inch rebar with a plastic ID cap.

For source of title see Warranty Deed Book 380, page 511, Register's Office of Carroll County, TN.

The street address of the above described property is believed to be 825 Pate Rd., Huntingdon, Tennessee but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

OTHER INTERESTED PARTIES: NONE. If applicable, the notice requirements of TCA 35-5-117 have been met.

The debtors' equity of redemption, homestead, dower and all other rights or exemptions of the debtors are waived in said deed of trust, and the title is believed to be good, but said real estate will be sold and conveyed by me as Substitute Trustee and not otherwise.

Said sale will be made by Substitute Trustee only, without covenants of seizin or warranties of title, and title will be made subject to any unpaid taxes and assessments and all valid restrictions, liens, covenants or easements, if any, of record on said property.

The right is reserved to adjourn the day of the sale to another day certain without further publication, upon announcement at the time and place for the sale set forth herein, or with publication setting out the new date, time and place for the sale.

This law firm is acting as a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

Dated at Huntingdon, Tennessee, this the 22nd day of October, 2019.

THE JONES LAW FIRM
19478 WEST MAIN STREET
HUNTINGDON, TN 38344-0707