



NOTICE OF AUCTION SALE OF REAL PROPERTY

ZULA MAE ARNOLD REYNOLDS – ESTATE:

CIVIL ACTION NO: 2018-PE-195

By the authority granted by an "Order Suggesting Estate is Insolvent and For Sale of Real Property" filed in the above styled Estate and entered of record in Probate Minute Book: 044, Page: 200, I will on Saturday, February 15, 2020, at 12 NOON, offer for sale to the highest and best bidder the real property as set out in said "Order".

Said real property will be sold at 51 Witt Avenue, McKenzie, Tennessee, on Saturday, February 15, 2020, at NOON. An auction sale sign will be erected on the property prior to the sale.

This property consists of two residential lots upon which is located a Vinyl Sided Frame Home of approximately 1,440 S.F. of heated area, a 8'X18' Covered Front Porch, with a 720 S.F. attached Garage/Shop with workbenches and air compressor and garage door opener. The home has a paved Driveway, Metal Roof and Central Heat and Air (Gas Heat). The house has 3 Bedrooms, Living Room, Bath, and Kitchen with Nice Cabinets and Counter Tops, a Dishwasher, Cook Stove and Vent Hood. Flooring is a combination of laminate and carpet, and Walls are Sheetrock; also has several Ceiling Fans. This house is in great shape and needs very little updating to move in!!! This property is located in the 22nd Civil District of Carroll County, Tennessee, and is identified as Map No: 012L, Group: J, Parcel No: 016.00 AND 017.00, in the Office of the Property Assessor of Carroll County, Tennessee; and further described in Deed Book: 186, Page: 003, and in Deed Book: 219, Page: 275, in the Register of Deeds Office of Carroll County, Tennessee.

Folks, this property is in great shape, close to Downtown, Schools and Bethel University. It would make a great home or a great investment for You!!

A description of this real property will be given on the day of sale and may be had by calling the Office of the Clerk & Master (731-986-1920) during regular Office hours. Please call the Office of the Clerk & Master (731-986-1920) if you have any questions or for an appointment to see the property.

This property is being sold subject to the 2020 property taxes.

TERMS OF SALE: 10% DOWN WITH THE BALANCE DUE WITHIN THIRTY (30) DAYS UPON DELIVERY OF DEED. A LETTER OF CREDIT FROM A LENDER WILL BE REQUIRED FOR THE BALANCE OF THE BID.

KENNETH TODD - CLERK & MASTER AND SPECIAL COMMISSIONER

Mr. Dwayne D. Maddox III, Attorney for the Estate
Maddox Law Office, 19695 East Main Street, Huntingdon, TN 38344