



NOTICE OF AUCTION SALE OF REAL PROPERTY

ALBERTA MAE HOBBS – ESTATE:

CIVIL ACTION NO: 2019-PA-104

By the authority granted by an "Order Suggesting Estate is Insolvent and For Sale of Real and Personal Property" filed in the above styled Estate and entered of record in Probate Minute Book: 045, Page: 173, I will on Saturday, February 15, 2020, at 10:01 A.M., 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 4455 Old Trezevant Road, Atwood, Tennessee, on Saturday, February 15, 2020, at 10:01 A.M. Located just outside the Atwood City Limits. An auction sale sign will be erected on the property prior to the sale.

This property consists of approximately 12 acres upon which is located a Vinyl Sided Doublewide Modular home of approximately 1,232 S.F. of heated area with a covered 11'X28' deck, an attached Carport, a 8'X10' Metal Outbuilding, a 10'X10' Wood Outbuilding, two old wood shed buildings, a fenced dog pen with dog houses, an old Holiday House Travel Trailer, and Lots of Scrap Metal. The house has 3 bedrooms and 2 baths, Central Heat and Air, Ceiling Fans, and the Kitchen has a Dishwasher, Micro Wave Oven, Gas Cook Stove and Vent Hood. This property is located in the 21st Civil District of Carroll County, Tennessee, and is identified as Map No: 079, Group: Parcel No: 011.01, in the Office of the Property Assessor of Carroll County, Tennessee; and further described in Deed Book: 242, Page: 288, in the Register of Deeds Office of Carroll County, Tennessee.

Folks, this is a great little fixer-upper home on 12 acres with about half being cut for hay. This Property with some work could be your Green Acres!!!

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