



NOTICE OF AUCTION SALE **REAL AND PERSONAL PROPERTY**

BRIAN BAKER, ET. AL.

VS.

CIVIL ACTION NO: 2020-CV-39

TINA BAKER

By the authority granted by a "Default Judgment" filed in the above styled Case on June 5, 2020, and entered of record in Minute Book: 219, Page: 363, I will on **SATURDAY, AUGUST 15, 2020, at 9 A.M.**, offer for sale to the highest and best bidder the real and personal property as set out in said "Default Judgment".

LOCATION: Both real and personal property will be sold on the premises of the real property located at 215 Oak Street, Trezevant, Tennessee. The personal property will be sold beginning at 10 A.M. The Real Property will be sold promptly at NOON

REAL PROPERTY: WILL SELL AT NOON. A legal description of the property may be had by calling the Office of the Clerk & Master during normal Office Hours at (731) 986-1920.

TERMS OF SALE: 10% DOWN THE DAY OF SALE WITH THE BALANCE DUE WITHIN 30 DAYS UPON DELIVERY OF THE DEED. A LETTER FROM A LENDING INSTITUTION FOR THE BALANCE OF THE BID WILL BE REQUIRED. THIS PROPERTY WILL BE SOLD SUBJECT TO THE 2020 PROPERTY TAXES.

This property is located in the 02nd Civil District of Carroll County, Tennessee, and described and subject to the restrictive covenants and an easement for utilities as shown in Deed Book: 197, Page: 246, and in Deed Book: 244, Page: 657, in the Register's Office of Carroll County, Tennessee, and further described as Map No: 058N, Group: D , Parcel: 032.06, in the Office of the Property Assessor of Carroll County, Tennessee. This property consists of a residential lot, approximately 1.26 acres, located at 215 Oak Street, Trezevant, Tennessee. There is located on this property a brick and vinyl sided home, of approximately 1,272 S.F. of heated area. There is a double attached carport, paved drive, 4X18 covered front porch, Central Heat and Air, a 30X30 wired shop with concrete floor and 2 side sheds attached and a deck at the back of the house.

The house has a living/great room w/ceiling fan, kitchen with Maytag dishwasher, utility room, one full and one half baths and three bedrooms.

Folks, this home has lots of character and potential, located in the Town of Trezevant with a great country backyard! Lots of Shade Trees on a large lot in a good neighborhood. This property will make someone a wonderful home!

PERSONAL PROPERTY: The personal property will be sold beginning at 10 A.M.

TERMS OF SALE: Cash or approved check for the full bid amount. No Warranties of any kind. Sold As Is. You will take immediate possession and you will be responsible for removing all items of personal property.

The following is a partial listing of the items to be sold: G. E. Microwave Oven, Whirlpool Washer & Dryer, Maple Kitchen Table & Chairs, Antique Singer Sewing Machine, Toaster, Coffee Maker, G. E. Refrigerator, Dishes, Utensils & Pots & Pans, Electric Can Opener, Crock Pot, Kenmore Electric Cook Stove, Odd Tables & Lamps, Antique Pendulum Clock, Sony Flat Screen 40" TV, Figurines & Collectibles, Oak Rocking Chair, Books, Decor Pictures, China Cabinet, Hull Pottery Items, Collectible Glassware, Twin Bed, Full Bed, Two Antique Dressers, Antique Chifforobe, Book Case, Wood Full Bed, Huffy Bicycle, Two Porter Cable Routers, Porter Cable Electric Drill, Poulan Pro 850 Tiller, Two Delta Jig Saws, Porter Cable H.D. 1/2" Drill, Two Porter Cable 12" Miter Saws, Skill Electric Drill, Antique Tools, Broad Axes & Pulleys, Single Trees, Floor Jacks, Angle Grinder, White Tiller, Delta 8" Drill Press, Saws - All, Yard Hand Tools, Metal Cabinet, Old Cotton Scales, Castle TSM-10 Pocket Boring/Cutting Machine With Porter Cable Router Mounted Under That Machines Screw Pockets To Hide Screws.

FOLKS, THIS SALE HAS A LITTLE SOMETHING FOR EVERYONE! LOTS OF OTHER ITEMS NOT LISTED!!! DON'T MISS OUT ON THIS SALE!

FOOD AND DRINKS WILL BE AVAILABLE AT THE AUCTION.

Kenneth Todd – Clerk & Master and Special Commissioner

Dwayne D. Maddox III , 010805, Attorney for the Plaintiffs

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