

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on March 4, 2020, WILLIAM R. TRIPLETT, by Deed of Trust of record in Trust Deed Book 688, at Page 211, in the Register's Office of Carroll County, Tennessee, conveyed the following described property in trust to secure the payment of a Promissory Note in the original principal amount of Thirty Two Thousand Four Hundred Three and 81/100 Dollars (\$32,403.81), payable to CENTENNIAL BANK; and

WHEREAS, the undersigned was appointed Substitute Trustee by CENTENNIAL BANK, which appointment will be recorded in the Register's Office of Carroll County, Tennessee prior to the deed evidencing this sale; and

WHEREAS, default has been made in the payment of said indebtedness and other provisions of the Deed of Trust have been violated, and CENTENNIAL BANK, the lawful owner and holder of the indebtedness, has declared the entire amount due and payable as provided by the Deed of Trust in accordance with its terms, and instructed the undersigned to foreclose.

NOW, THEREFORE, the public is hereby notified that the undersigned Substitute Trustee will sell the hereinafter described real estate at public auction, to the highest and best bidder, for cash in hand paid, at the east door of the Courthouse at Huntingdon, Carroll County, Tennessee, on Tuesday, December 15, 2020, at 3:45 o'clock p.m., said property to be sold in bar of the equity of redemption and subject to the lien of all special assessments against it. If the highest bidder cannot pay the bid within a reasonable time to be announced at the sale, the next highest bidder will be deemed the successful bidder.

Lying, and being situate in the City of Trezevant, 2nd Civil District of Carroll County, Tennessee, bounded and described as follows; to-wit:

Within the Corporate Limits of the Town of Trezevant, Tennessee, as follows: BEGINNING at a point in the margin of Front Street, the Northeast corner of the herein described tract and following the margin of Front Street 123 feet in a Southwest direction to a point; thence West 165.5 feet, which is 1 foot outside a chain link fence, to a point; thence North 135 feet to margin of Galloway Street of which is 1 foot outside a chain link fence; thence East 179 feet along margin of Galloway Street to point of beginning. Contained on this lot is a large two story house. (Description taken from prior deed of record)

It being the same property as that described in a Warranty Deed from Gloria Argo to William Ronald Triplett, dated August 26, 1994, and of record in Record Book 268, at page 470, Register's Office of Carroll County, Tennessee.

Map 58N, Group A, Parcel 022.03

The street address of the above described property is believed to be 170 Farm St., Trezevant, TN 38258, but such address is not part of the legal description and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION, IF ANY.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. Other interested parties: None.

Title to said property is believed to be good, but the undersigned will sell as Substitute Trustee only and will assign to the purchaser all covenants of warranty contained in said Deed of Trust.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. Said sale may be adjourned to another time or may be postponed to another date by public announcement at the appointed time of sale without readvertisement.

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

WITNESS my signature, this the 17th day of November, 2020.

KIZER, BONDS, HUGHES & BOWEN, LLC

BY: STEPHEN L. HUGHES, Substitute Trustee
P. O. Box 320, Milan, TN 38358 (731) 686-1198

INSERTION DATES: November 17, 2020, November 24, 2020, December 1, 2020