

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on May 30, 2018, ESCOE F. CLIFFORD, III (now deceased), by Deed of Trust of record in Trust Deed Book 670, at Page 596, 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 Forty-Three Thousand Four Hundred Seventy-Four and 99/100 Dollars (\$43,474.99), payable to CENTENNIAL BANK; and

WHEREAS, the undersigned was appointed Substitute Trustee by Centennial Bank the legal owner and holder of the said Note, by appointment executed on December 17, 2020, and of record in Trust Deed Book 698, at Page 431, in the Register's Office of Carroll County, Tennessee; 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 Wednesday, February 10, 2021, at 10:00 o'clock a.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 2nd Civil District of Carroll County, Tennessee, bounded and described as follows; to-wit:

That certain house and lot situated on the north side of West Main Street in the Town of Trezevant, in the 2nd Civil District of Carroll County, known as the Tom Hurt property, and which is further bounded as described as BEGINNING on a stake in the north margin of an ally on the southwest corner of the lot owned by Mrs. Nina R. Yates (formerly the Frank Herron lot) and running thence north with the west line of the Mrs. Nina Yates lot 141 feet to a stake; thence west 50 feet to a stake; thence north 150 feet to a stake in the center of the road or street; thence in a westerly direction with said road or street 165 feet to a stake at the intersection of said road with an alley; thence south with the east margin of said public alley 315 feet to a stake at the intersection of said alley with the alley first above mentioned; thence east with the north margin of the first named alley, 82 feet to the point of beginning and containing about three-fourths of an acre.

It being the same property as that described in a Warranty Deed from Carolyn Sue Diaz, Linda Fay Williams, Barbara Kay Garner and Truman Bateman to Escoe F. Clifford, III, dated March 3, 2006, and of record in Warranty Deed Book 330, at Page 215, in the Register's Office of Carroll County, Tennessee.

Map 058N, Group A, Parcel 028.00

The street address of the above-described property is believed to be 5300 W Main Street, 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 19th day of January, 2021.

KIZER, BONDS, HUGHES & BOWEN, LLC
BY: STEPHEN L. HUGHES, Substitute Trustee
P. O. Box 320, Milan, TN 38358 • (731) 686-1198