

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on April 17, 2015, ANNIE S. BUCHANAN, now deceased, by Deed of Trust of record in Trust Deed Book 641, at Page 902, 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 Twenty-Nine Thousand Six Hundred and 0/100 Dollars (\$29,600.00), payable to Farmers and Merchants Bank, now known as 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 Wednesday, October 20, 2021, at 12:00 noon, 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 situated in the City of McKenzie, 22nd Civil District of Carroll County, Tennessee, bounded and described as follows; to-wit:

BEGINNING at a set iron pin on the west margin of Park Cove and Horton's S-E corner; thence N-85 degrees 00'-W 100 feet along Horton's line to a set iron pin; Thence S-2 degrees 30'-W 65 feet along Horton to a set iron pin; Thence S-85 degrees 00'-E 100 feet along Willie Wilson north line to a set iron pin on west margin of Park Cove; Thence N-2 degrees 30'-E 65 feet along west margin of Park Cove to the Point of Beginning, according to survey dated 12/12/00 of Samuel K. Carrell, R.L.S., Tenn. No. 606-439, 1070 Main St. N., McKenzie, TN 38201. (Description taken from prior deed of record)

It being the same property as that described in a Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, to Annie S. Buchanan, dated April 1, 2015, of record in Warranty Deed Book 369, at Page 708, in the Register's Office of Carroll County, Tennessee.

Map 012N, Group B, Parcel 013.00

The street address of the above described property is believed to be 88 Park Cove, McKenzie, TN 38201, but such address is not part of the legal description of the property sold herein 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: 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 28th day of September, 2021.

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