



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

MARGARET LOUISE WHEELER - ESTATE:

CIVIL ACTION NO: 2018-PE-210

By the authority granted by an "Order" filed in the above styled Case and entered of record in Probate Minute Book: 45, Page: 344, I will on **Saturday, July 16, 2022, at 9 a.m.**, offer for sale to the highest and best bidder the real and personal property as set out in said "Order".

LOCATION: Both real and personal property will be sold on the premises of the real property located at **80 Hartsmill Lane, Trezevant, Tennessee.** An auction sale sign will be placed in the yard prior to the sale. **The personal property will be sold beginning at 9 a.m. The Corvettes will be sold promptly at 11 a.m. The Real Property will be sold after the Corvettes sell.**

REAL PROPERTY: 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 2022 PROPERTY TAXES.**

This property is located in the 02nd Civil District of Carroll County, Tennessee, and described in Deed Book: 225 Page: 562, in the Register's Office of Carroll County, Tennessee, and further described on Map No: 056, Group: , Parcel: 016.00, in the Office of the Property Assessor of Carroll County, Tennessee.

This property consists of approximately 29.27 surveyed acres upon which is located a 15'X80' 1989 Gateway Mobile Home, 3 bedroom 2 bath; a 26'X30' Shop, wired, two overhead doors and concrete floor; and a 12'X15' greenhouse shed. The acreage consists of woodland, pasture and hay/ rotation crop land, and there is a large pond located behind the mobile home. Located in the country with easy access to Town. You will have deer, turkey and all kinds of wildlife on this property. This could make someone the perfect home and mini-farm with all the amenities of country life. This could be heaven on earth for Some Folks!

AUTOMOBILES: A 1969 Candy Apple Red, Convertible Chevrolet Corvette. A 1994 Red Corvette with Sun Roof.

TERMS OF SALE: **Cash or Approved Check for the full bid amount. You will take immediate possession and receive a title to the automobile. There are no warranties of any kind.**

PERSONAL PROPERTY: The personal property will be sold beginning at 9 a.m. It will be the purchaser's responsibility to remove the items of personal property. No guarantees of any kind, the property is sold as is.

TERMS OF SALE: **Cash or approved check for the full bid amount. You will take immediate possession and you will be responsible for removing all items of personal property. There are no warranties of any kind.**

The following is a partial listing of the items to be sold:

Lawn Chairs, Filing Cabinet, Porch Swing, Electric Fireplace, Fans - Stand & Box, Recliners, Odd Tables, Lots of Books, Coffee Maker & Small Kitchen Appliances, G.E. Microwave Oven, C.D.'s, Cooker Fryer, Lots of Glassware, Collector & Antique Dishes, Cookware & Pots & Pans, Lots of Collector Dolls & Figurines, Antique Mantel Clock, Lots of Christmas Decorations, Two TV's, Queen Size Bed, Wood Shelf Unit, Upholstered Chair, Decorator Pictures, Etc., Two Shop Vacuums, Lots of Lamps, Boom Box, Hoover Quick & Light Vacuum, Small Combination Safe, Yard Decorator Items, 5X12 Double Axle Trailer, Lots & Lots of Scrap Iron, Yard Tools, Gas Cans, Cub Cadet 60" Commercial Mower, NAPA Rolling Battery Charger/Starter, Small Air Compressor, Lots of Nuts & Bolts and Fittings, 6" Vice, Two Weed Eaters.

AND MUCH, MUCH MORE!!! IF YOU WANT SOME COLLECTIBLE ITEMS, DON'T MISS THIS SALE, THERE'S A LITTLE SOMETHING FOR EVERYONE!!

FOOD AND DRINKS WILL BE AVAILABLE AT THE SALE SITE.

Steven L. West BPR 012326, Attorney for the Estate
West & West Attorneys, 19765 East Main Street, Huntingdon, TN 38344
Kenneth Todd - Clerk & Master and Special Commissioner