



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

MARY LOUISE WOODS – ESTATE:

CIVIL ACTION NO: 2020-PA-111

By the authority granted by an "Order" filed in the above styled Estate and entered of record in Probate Minute Book: 049, Page: 133, I will on **Saturday, April 29, 2023, at 11 a.m.**, offer for sale to the highest and best bidder the real property as set out in said "Order".

Said real property will be sold on location at 218 Paris Pike, McKenzie, Tennessee, on Saturday, April 29, 2023, at 11 a.m. An auction sale sign will be erected on the property prior to the sale.

This property consists of a residential lot of approximately 0.345 surveyed acres upon which is located a two story frame home of approximately 1,700 S.F., with covered porches totaling 345 S.F. and a 24' X 30' metal garage/shop building that is wired and has a concrete floor.

This property is located in the 04th Civil District of Carroll County, Tennessee, and is identified as Map No: 011H, Group: E, Parcel No: 005.01, in the Office of the Property Assessor of Carroll County, Tennessee; and further described in Deed Book: 326, Page: 951, in the Register of Deeds Office of Carroll County, Tennessee.

NOTICE: The home on this property has partially burned. This property is subject to a Ruling/Order of the City of McKenzie and the purchaser will have until July 7, 2023, to obtain the necessary permits from the City of McKenzie to bring this property up to code.

Folks, this is a great little fixer-upper home with a great un-damaged shop building located in a great neighborhood.

A description of this real property will be given on the day of sale and may be had by calling the Office of the Clerk & Master (731-986-1920) during regular Office hours. Please call the Office of the Clerk & Master (731-986-1920) if you have any questions.

This property is being sold subject to the 2023 property taxes.

TERMS OF SALE: 10% DOWN WITH THE BALANCE DUE WITHIN THIRTY (30) DAYS UPON DELIVERY OF DEED. A LETTER OF CREDIT FROM A LENDER WILL BE REQUIRED FOR THE BALANCE OF THE BID.

Mr. Dwayne D. Maddox III, Attorney for the Adm Ad Litem
Maddox Law Office, 19695 East Main Street, Huntingdon, TN 38344
KENNETH TODD - CLERK & MASTER AND SPECIAL COMMISSIONER