

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on February 1, 2001, TOMMY D. MARCUM AND WIFE, JIMMIE N. MARCUM (BOTH DECEASED), by Deed of Trust of record in Trust Deed Book 468, at Page 808, 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-One Thousand Two Hundred and 00/100 Dollars (\$21,200.00), payable to McKenzie Banking Company; and

WHEREAS, the undersigned was appointed Substitute Trustee by McKenzie Banking Company, the legal owner and holder of the said Note, by appointment executed on July 20, 2023, and recorded in Trust Deed Book 733, at Page 449, 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 McKenzie Banking Company, the lawful owner and holder of the said indebtedness, has declared the entire amount due and payable as provided by the Deed of Trust in accordance with the terms thereof, 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 in certified funds paid at the conclusion of the sale, or upon a credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The auction shall occur at the east door of the Courthouse at Huntingdon, Carroll County, Tennessee, on Wednesday, September 6, 2023, at 10 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.

Lying, and being situate in the City of McKenzie, 4th Civil District of Carroll County, Tennessee, bounded and described as follows; to-wit:

Within the City of McKenzie and being what is known as Lot No. 3 in the J. W. Reid Addition as shown on Plat of same recorded in Deed Book 52, page 308, Register's Office of Carroll County, Tennessee, and described as follows: BEGINNING in the east margin of Carroll Street at what was Summer's southwest corner and runs thence East 175 feet to a stake, being the Rosser northwest corner; thence southwardly 87 feet to a stake in the Rosser west boundary; thence westwardly 175 feet to a stake in the east margin of Carroll Street; thence westwardly with the east margin of Carroll Street 87 feet to the point of beginning, on which lot is situated a frame residence. (Description taken from previous deed of record.)

It being the same property as that described in a Warranty Deed from Kimberly Jane Akin (now Brannon) and husband, John Brannon, to Tommy D. Marcum and wife, Jimmie N. Marcum, dated August 7, 1997, and of record in Deed Book 288, page 433, Register's Office of Carroll County, Tennessee. Jimmie Nannette Marcum became the owner of the entire fee as surviving tenant by the entirety upon the death of her husband, Tommy Marcum, on September 3, 2005. Jimmie Nannette Marcum died intestate in Carroll County, Tennessee on November 4, 2011.

Map 011H, Group B, Parcel 006.00

The street address of the above-described property is believed to be 148 Carroll St., McKenzie, Tennessee, 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.**

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 15th day of August, 2023.

KIZER, BONDS, HUGHES & BOWEN, LLC

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