

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on January 12, 2023, JONATHAN R. SULLIVAN, by Deed of Trust of record in Trust Deed Book 727, at Page 278, 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-Nine Thousand Five Hundred and 00/100 Dollars (\$49,500.00) 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 January 23, 2024, and recorded in Trust Deed Book 738, at Page 28, 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 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 Tuesday, February 27, 2024, 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.

Lying, and being situated in the 2nd Civil District of Carroll County, Tennessee, bounded and described as follows; to-wit:

BEGINNING at an iron pin found in the west margin of Mill Road (40' ROW), said point being the northeast corner of the Tammy Teresa Moore property as recorded in Deed Book 320, Page 748 and being the northern most southeast corner of the Johnny R. Sullivan property as recorded in Deed Book 328, page 562 of which the property being described is a portion; runs thence with the west margin of Mill Road North 07 degrees 30 minutes 39 seconds West 89.97 feet to an iron pin set (all iron pins set are 1/2 inch rebar 18 inches long with identification cap) being the true point of beginning; runs thence with new division lines through the Sullivan property the following calls: South 68 degrees 21 minutes 20 seconds West 146.76 feet to an iron pin set; runs thence North 39 degrees 13 minutes 37 seconds West 380.36 feet to an iron pin set; runs thence North 11 degrees 27 minutes 50 seconds West 295.27 feet to an iron pin set in the south line of Paul Douglas Lowery property as recorded in Deed Book 250, Page 595 and in an old road bed, North 84 degrees 14 minutes 40 seconds East 376.51 feet to a wooden post found at a fence intersection and in an old roadbed, said point being the northwest corner of Billy Ray Watkins and wife, Helen Watkins' property as recorded in Deed Book 312, Page 409; runs thence with the Watkins' west line South 03 degrees 40 minutes 12 seconds East 204.49 feet to an 18 inch Oak Tree found in the west margin of Mill Road; runs thence with the west margin of Mill Road South 07 degrees 30 minutes 39 seconds East 366.73 feet to the point of beginning, containing 179,050.73 square feet or 4.11 acres as surveyed by Surveying Services, Inc., 41 Heritage Square, Jackson, TN 38305.

Situated on subject property is a Class 4 mobile home. (32' x 72') Fleetwood Stoneridge Ltd.

#4723S-TNFL627A63287/SR12 and TNFL627B63287/SR12.

As per Tenn. Code Ann. §66-24-121, the preceding legal description is the same contained within the previous deed of record.

It being the same property as that described in a Warranty Deed from Christopher Wade Baker to Jonathan R. Sullivan, dated January 10, 2023, of record in Deed Book 408, at Page 249, in the Register's Office of Carroll County, Tennessee. See also the Affidavit of Affixation For Manufactured or Mobile Home of record in Deed Book 408, at Page 252, in the Register's Office of Carroll County, Tennessee.

Map 056, Parcel 030.04

The street address of the above-described property is believed to be 879 Mill Road, Trezevant, TN 38258, 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.

This property is subject to the Water Well Agreement and Easement of record in Warranty Deed Book 372, at Page 151, in the Register's Office of Carroll County, Tennessee, as referred to and described in the deed of record in Warranty Deed Book 408, at Page 249, in the Register's Office of Carroll County, Tennessee.

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 6th day of February, 2024.

KIZER, BONDS, HUGHES & BOWEN, LLC

BY: STEPHEN L. HUGHES, Substitute Trustee

P. O. Box 320, Milan, TN 38358 (731) 686-119820, 2024