

# CLERK AND MASTER AUCTION

**SUNDAY, JUNE 2, 2024 • 1:30 P.M.**  
**SELLING FOR ROSS LOUIS JACKSON ESTATE**  
**34 LINDEN HEIGHTS, MCKENZIE, TN 38201**

**Directions:** From Hwy 22 and Hwy 79 intersection, take Hwy 79/Highland Dr., go west approximately 2.8 miles, turn right onto Hamilton St., then turn right onto Linden Heights, sale site ahead on the right. WATCH FOR SIGNS.

**Real Property 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 2024 PROPERTY TAXES. THIS REAL PROPERTY WILL BE SOLD UNDER THE RULES OF CHANCERY (BIDS CAN BE RAISED BY 10% WITHIN THE FOLLOWING 10 DAYS OF SALE). ALL OTHER ITEMS MUST BE PAID IN FULL AT AUCTION SITE.

Brick House with 1183 heated sq ft – Built in 1966 – City Taxes \$160 – County Taxes \$405 - Vinyl and Hardwood flooring – Central heat and air package – Gravel driveway – Single carport – Screened in Rear porch – Covered front porch – Utility Building – Living Room 16'8 x 11'2 – Kitchen 8'6 x 6'6 – Dining Room 16'6 x 11'11 – Master Bedroom 11'9 x 10'10 – ½ Master Bath 4'9 x 4'2 – Bedroom 2 12'9 x 10'10 – Bedroom 3 11'6 x 9'2 – Main Bathroom 5' x 8'.

*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 or Taylor Real Estate & Auction Inc 731-986-8578.*

## **Kenneth Tood**

Clerk & Master & Special Commissioner  
731-986-1920

## **Taylor Real Estate & Auction Inc**

20300 East Main St., Huntingdon, TN 38344  
Thomas Chad Taylor Auctioneer #5200  
www.taylor-realestate.com | taylorrea@taylor-realestate.com  
731-986-8578

## **Dewayne D. Maddox III**

Attorney for Estate  
19695 East Main St., Huntingdon, TN 38344  
731-986-4896

**Terms or Conditions:** Real Estate requires 10% down day of auction balance due within 30 days (non refundable deposit). All Sales are final all inspections are to be done prior to auction date (no utilities turned on). Cash or Checks accepted for purchase amount only must have ID if unknown by auction company. Announcements made Day of Auction will take precedence over any and all advertising.