

NOTICE OF FORECLOSURE SALE

Default having been made by failure to comply with the terms, conditions, and covenants of a certain Deed of Trust dated November 28, 2016, executed by Larry D. Nanney and wife, Carolyn D. Nanney, recorded in Book T702, Page 1148, Register's Office for Weakley County, Tennessee, and wherein the said Larry D. Nanney and wife, Carolyn D. Nanney conveyed the property therein described to Bobby Spellings, Trustee, to secure the indebtedness therein described, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust and note, and payment not having been made as demanded, the Trustee will be on APRIL 23, 2020, at 11 a.m. at the South door of the Weakley County Courthouse, Dresden, Tennessee, sell at public outcry to the highest and best bidder for cash, free from equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust, the following described real estate in Weakley County, Tennessee:

Tract One: Beginning at a stake in the north margin of State Highway No. 89, Magnum's southwest corner; thence southwest 78 1/2 feet along the north margin of said State Highway No. 89, to a stake; thence north 210 feet to a stake in the south margin of the Old Dresden-Palmersville Road; thence east 75 feet to a stake, Magnum's northwest corner; thence south 187 feet to the beginning. (Description taken from last recorded deed.)

Being the same property conveyed to Larry D. Nanney and wife, Carolyn D. Nanney, d/b/a CAC Properties, by Warranty Deed of Mary Carol Spellings on the 29th day of November, 2016, as recorded in Deed Book D437, Page 867, ROWCT.

Map 102A, Group D, Parcel 006.00

Tract Two: Beginning at a stake in the north margin of State Highway No. 89 at the southwest corner of A. S. Campbell, now owned by Mrs. Jim Darnell, the southeast corner of the lot herein conveyed; thence southwest along the north margin of State Highway No. 89, 78 1/2 feet to a stake; thence north 187 feet to a stake in the south margin of the old Dresden-Palmersville Road; thence east 75 feet along the south margin of said road to a stake, Mrs. Jim Darnell's northwest corner; thence south 165 feet to the beginning. (Description taken from last recorded deed.)

Being the same property conveyed to Larry D. Nanney and wife, Carolyn D. Nanney, d/b/a CAC Properties, by Warranty Deed of Mark Robert Spellings on the 29th day of November, 2016, as recorded in Deed Book D437, Page 869, ROWCT.

These properties are located at 439 Taylor Street and 445 Taylor Street, Dresden, Weakley County, Tennessee.

Description taken from Deed of Trust. Being Map 102A, Group D, Parcel 007.00, Tax Assessor's Office of Weakley County, Tennessee.

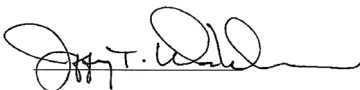
The following person(s) or entity(ies) hold a Deed of Trust, lien or other encumbrance on the above described property:

Bobby Spellings, 223 Parrott Rd., Dresden, TN 38225

Said sale is subject to any and all unpaid taxes and any other prior claims, liens, easements, set back lines and restrictions.

The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above. The Trustees reserve the right to rescind the sale.

In the event the highest bidder does not honor the highest bid within 24 hours, the next highest bidder at the next highest bid will be deemed the successful bidder.



Jeffery T. Washburn, Attorney for Trustee
Washburn & Hutcherson Law Firm
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Dresden, Tennessee 38225