

LEGALS & PUBLIC NOTICES

TRUSTEE'S NOTICE OF SALE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, on January 13, 2009, by Deed of Trust of record in Record Book 116, page 78, in the Register's Office of Cannon County, Tennessee, said instrument being recorded on January 22, 2009, ALAN B. HAYES, did convey in trust unto Roy Nelson Pugh, Lebanon, Tennessee, TRUSTEE, the tract of land hereinafter described, to secure an indebtedness therein described to Liberty State Bank, as evidenced by a promissory note in said Deed of Trust, being incorporated therein by reference; and,

WHEREAS, the Trustee, Roy Nelson Pugh, was unable to act and Bratten Hale Cook II having been appointed as Substitute Trustee in the place and stead of Roy Nelson Pugh, said appointment being of record in Record Book 250, page 678, Register's Office for Cannon County, Tennessee;

WHEREAS, default has been in the payment of said note, 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, and the holder and owner of said Note has instructed the undersigned Trustee to foreclose said Deed of Trust.

NOW, THEREFORE, by virtue of the authority in me vested, under said instruments, I will, on Tuesday, December 14, 2023 at 1:00 p.m., prevailing time, offer for sale at the west door of the Cannon County Courthouse in Woodbury, Tennessee, to the last, highest, and best bidder for cash in hand, and in bar of all equities of redemption, homestead, and all other rights and exemptions of every kind, all of which are expressly waived in said Deed of Trust, the following described tract of land, the same being situated in the 6th Civil District of Cannon County, Tennessee, and being described as follows:

Beginning at an iron rod found along the western margin of Hoover Mill Road, the southeast corner of Grace Assembly of God (DB 164 Pg 419), and the northeast corner of the herein described tract; Thence leaving the Grace Assembly of God property along the western margin of Hoover Mill Road with a curve turning to the right with an arc length of 119.85', with a radius of 290.02', with a chord bearing of S 10 degrees 19' 30" W, with a chord length of 119.00' to a point; Thence, S 24 degrees 55' 22" W a distance of 86.83' to a point; Thence with a curve turning to the left with an arc length of 179.41', with a radius of 283.11', with a chord bearing of S 11 degrees 08' 58" W, with a chord length of 176.42' to a point; Thence, S 01 degree 02' 14" E a distance of 31.35' to an iron rod set along the western margin of Hoover Mill Road; Thence leaving the margin of Hoover Mill Road in a new division line, S 86 degrees 21' 50" W a distance of 223.68' to an iron rod set; Thence N 27 degrees 51' 32" W a distance of 162.65' to an iron rod set; Thence, N 40 degrees 01' 20" E a distance of 199.69' to an iron rod set; Thence N 30 degrees 21' 04" E a distance of 161.68' to an iron rod set in the southern line of Grace Assembly of God property; thence along the southern line of Grace Assembly of God property, S 83 degrees 06' 49" E a distance of 181.90' to the point of Beginning, having an area of 105,295.1 square feet, 2.42 acres, according to a survey by Precision Surveying LLC on 07/18/05.

IN ADDITION TO THE ABOVE-DESCRIBED PROPERTY, THE GRANTORS ALSO CONVEY UNTO THE GRANTEE, HIS HEIRS AND ASSIGNS, THE FOLLOWING THREE (3) EASEMENTS:

(1.) SEPTIC EASEMENT DESCRIPTION AS FOLLOWS:

Beginning at a point in the western line of Lot 1; said point lies S 75 degrees 47' 36" W, 233.66' from an iron rod found, the southeast corner of Grace Assembly of God (DB 164 Pg 419); Thence, S 30 degrees 38' 54" W a distance of 20.00' to a point; Thence severing the property of Bobbie M. and Betty Sue Hayes (DB 102 Pg151), N 59 degrees 21' 06" W a distance of 45.67' to a point; Thence, S 68 degrees 43' 40" W a distance of 396.98' to a point; Thence, S 21 degrees 16' 20" E a distance of 93.45' to a point; Thence, N 80 degrees 00' 45" W a distance of 57.28' to a point; Thence, S 31 degrees 00' 13" W a distance of 65.74' to a point; Thence, N 26 degrees 52' 51" W a distance of 92.87' to a point; Thence, N 20 degrees 07' 49" E a distance of 27.82' to a point; Thence, N 62 degrees 05' 52" E a distance of 92.25' to a point; Thence, N 68 degrees 43' 40" E a distance of 406.72' to a point; Thence, S 59 degrees 21' 06" E a distance of 55.41' to the point of Beginning, having an area of 19103.8 square feet, 0.44 acres, according to a survey by Precision Surveying LLC on 07/18/05.

(2.) WATER LINE EASEMENT DESCRIPTION AS FOLLOWS;

Beginning at a point along the western line of Lot 1; said point lies S 70 degrees 22' 12" W, 259.20' from an iron rod found, the southeast corner of Grace Assembly of God (DB 164 Pg 419); Thence, S 30 degrees 38' 54" W a distance of 20.00' to a point; Thence severing the property of Bobbie M. and Betty Sue Hayes (DB 102 Pg151) and (DB 110 Pg 230), N 59 degrees 21' 06" W a distance 26.15' to a point; Thence, S 42 degrees 24' 58" W a distance of 469.87' to a point; Thence, S 60 degrees 00' 21" W a distance of 366.13' to a point in the eastern margin of Hollis Creek Road; Thence with the eastern margin of Hollis Creek Road, N 29 degrees 59' 39" W a distance of 20.00' to fence corner post, the southwest corner of Hayes (DB 110 Pg 230); Thence leaving the eastern margin of Hollis Creek Road, N 60 degrees 00' 21" E a distance of 363.04' to a point; Thence, N 42 degrees 24' 58" E a distance of 483.03' to a point; Thence, S 59 degrees 21' 06" E a distance of 42.41' to the point of beginning, having an area of 17505.6 square feet, 0.40 acres, according to a survey by Precision Surveying LLC on 07/18/05.

(3.) ELECTRIC SERVICE EASEMENT DESCRIPTION AS FOLLOWS:

Beginning at a point along the western line of Lot 1; said point lies S 72 degrees 31' 06" W, 248.18' from an iron rod found, the southeast corner of Grace Assembly of God (DB 164 Pg 419); Thence, S 30 degrees 38' 54" W a distance to 25.46' to a point; Thence, S 82 degrees 25' 39" W a distance of 71.15' to a point; Thence, N 42 degrees 24' 58" E a distance of 31.11' to a point; Thence, N 82 degrees 25' 39" E a distance of 63.07' to the point of beginning, having an area of 1,342.3 square feet, 0.03 acres, according to a survey by Precision Surveying LLC on 07/18/05.

DEED REFERENCE: Being the same property conveyed from Bobbie M. Hayes and wife, Betty Sue Hayes to Alan B. Hayes, of record in Record Book 87, page 349, Register's Office of Cannon County, Tennessee.

LOCATED UPON THE ABOVE-DESCRIBED PROPERTY, AND BEING PERMANENTLY AFFIXED THERETO, AND CONVEYED HEREWITH THE FOLLOWING MOBILE HOME: 1999 SOUTHERN ENG DO8 mobile home 52 Ft. Length, 48 Ft. Width S/N #: DSEAL13013A B C

The property conveyed herein is subject to the Plat, easements and restriction, of record in Plat Cabinet 2 -Slide 2-140, Register's Office of Cannon County, Tennessee, and a Right of Way Easement from Bobbie M. Hayes and Betty Sue Hayes to Middle TN Electric Membership, under date of November 28, 1976, of record in Deed Book 106, page 118, Register's Office of Cannon County, Tennessee.

This property has a street address of: 792 Hoover Mill Road, Woodbury, TN 37190.

Map 45 Parcel 8.01.

Said sale will be made for the purpose of paying the indebtedness secured by the above-described Deed of Trust with the proceeds from the sale applied in accordance with the terms of the Deed of Trust.

The Substitute Trustee reserves the right to postpone or set over the date of sale in the event the Trustee deems it best for any reason at the time of sale to postpone or continue this sale from time to time, with such notice of postponement as deemed reasonable by the Substitute Trustee. In the event the highest bidder at such sale fails to complete his purchase of the subject real property within the applicable time allowed, the undersigned Substitute Trustee reserves the right to complete the sale of the subject real property, without further notice of advertisement, to the next highest bidder who is able to consummate his purchase of the property within the time permitted by the Substitute Trustee. This sale shall further be subject to any announcements made at the time of the sale.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid property taxes which exist as a lien against the property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises would disclose.

The property is to be sold "As Is, Where Is," without representation of warranty of any kind whatsoever, whether express or implied. Without limiting the foregoing, THIS PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Said sale is subject to any and all unpaid taxes, restrictive covenants, restrictions, easements and setback lines, and any and all prior liens or encumbrances against said property.

The purchaser will assume the payment of any and all unpaid taxes, including the payment of taxes for 2023.

Pursuant to the Fair Debt Collection Practices Act, this is an attempt to collect a debt and all information obtained may be used in any attempt to collect this debt.

DONE in Smithville, Tennessee, this 15th day of November, 2023.

BRATTEN HALE COOK II, SUBSTITUTE TRUSTEE
FOR LIBERTY STATE BANK

BRATTEN HALE COOK II
Attorney for Liberty State Bank
104 North Third Street
Smithville, TN 37166

Convenience Center Hours of Operation

Mondays: 8:00 a.m. until 5:00 p.m.

Tuesdays: 8:00 a.m. until 5:00 p.m.

Wednesdays: Closed

Thursdays: 8:00 a.m. until 5:00 p.m.

Fridays: 8:00 a.m. until 5:00 p.m.

Saturdays: 8:00 a.m. until 5:00 p.m.

Sundays: Closed