

NOTICE OF SUCCESSOR TRUSTEE'S SALE- Rural Developments, LLC

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated July 26, 2006, executed by RURAL DEVELOPMENTS, LLC, conveying certain real property therein described to JOE CARTER, Trustee for Citizens Bank. Said Deed of Trust is of record in Trust Deed Book 404, Page 334, Register's Office, Macon County, TN; and

WHEREAS, Citizens Bank is the true and lawful holder of the debt, has declared the entire indebtedness due and payable, has appointed the undersigned, A. RUSSELL BROWN, as Successor Trustee by instrument filed for record in the Macon County Register of Deeds, and has instructed the Successor Trustee to foreclose said Deed of Trust in accordance with its terms and provisions; and

WHEREAS, a search of the public records at the time of the initial publication revealed no lien filed by the United States or the State of Tennessee which affects the above described property;

NOW, THEREFORE, by the authority vested in me as Successor Trustee, I will on the 24th day of April, 2014, at 10:30 o'clock a.m. at the Macon County Courthouse, Public Square, Lafayette, Tennessee, sell at public auction to the highest and best bidder for cash the following described property:

MAP: 46P GROUP: A PARCEL: 15.00

Parcel 2:

Lying and being in the 6th Civil District of Macon County, Tennessee, and being located on the north side of the road that leads from Highway 52 & 56 to William B. Green's home, and beginning on the stake or iron pin, the south east corner of Jerry D. Knight's lot and running thence N. 17 ½ E. with said Knights lot 125 feet to said Knight's north east corner; thence S. 88 ½ E. 125 feet to a stake; thence S. 17 ½ W. 125 feet to a stake at said road; thence N. 88 ½ W. with said road to the beginning corner, containing .35 (35/100) plus of an acre.

Being the same property conveyed to Rural Developments, LLC by deed from Jimmy Cook and

**Notice of Successor's Trustee Sale - Rural Developments, LLC**

Tuesday, April 15, 2014

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wife, Janie M. Cook dated November 17, 2005 and recorded in Deed Book 273, Page 59, ROMC, TN.

The physical address of this property is thought to be 208 Skyline Drive, Red Boiling Springs, TN, but the property is being sold pursuant to the legal description and reliance on the physical address should not be made.

MAP: 046.00 PARCEL: 20.00

Parcel 3:

Lying and being in the 6th Civil District of Macon County, Tennessee, and being located on Highway 52, about 1 mile N.E. of Red Boiling Springs, Tennessee, on the Celina Road and beginning at a point on said highway, 35 feet N.E. of Ray Pedigo; thence at right angle 122 feet; thence 83 feet back to Highway 52 at a point 116 feet to the beginning.

Being the same property conveyed to Rural Developments, LLC, by deed from John N. Cook and wife, Jacki Cook, dated August 2, 2002 and recorded in Deed Book 247, Page 320, ROMC, TN.

The physical address of this property is thought to be Bennett Hill Road, Red Boiling Springs, TN, but the property is being sold pursuant to the legal description and reliance on the physical address should not be made.

MAP: 46.00 PARCEL: 46.02

Parcel 4:

Lying and being in the 6th Civil District of Macon County, Tennessee, and beginning at an iron pin in the west margin of Highway 52, being the southeast corner of this tract and a corner to Smith Chapel Cemetery; thence with Highway 52 S 49-00W 55.97 feet to an iron pin, being a corner to Lackey; thence with Lackey N 35-01W 59.12 feet to an iron pin at the center of a drain; thence S 61-32 W 106.74 feet to an iron pin in the drain; thence S 37-14E 31.82 feet to a point; thence S 52-45W 35.72 feet to a point; thence N 28-41W 22.48 feet to being a corner to Davis; thence with Davis S52-45W 35.72 feet to a point, being in the line of Cherry; thence with Cherry N 28-41W 22.48 feet to an iron pin; thence S73-02W 122.07 feet to an iron pin, being a corner to Pedigo; thence with Pedigo S79-25W 135.20 feet to an iron pin, being a corner to Osgathorpe; thence with Osgathorpe N83-55W 108.44 feet to an iron pin near a spring; being in the line of West; thence with West N16-06W 107.48 feet to an iron pin; N77-05W 126.66 feet to

an iron pin, being a corner to Cook; thence with Cook N26-06E 286.80 feet to an iron pin, being a corner to Tract 1; thence with Tract 1 S69-51E 292.89 feet to a post at a gate; thence S 78-33E 92.11 feet to an iron fence post; thence S58-29E 122.90 feet to an iron pin, being a corner to Smith Chapel Cemetery; thence with Smith Chapel Cemetery S49-08E 138.14 feet to the point of beginning containing 3.59 acres more or less according to a survey by Joe E. Holland, dated June 11, 1987.

Being the same property conveyed to Rural Developments, LLC by deed from John Cook and wife, Jackie Cook, dated August 2, 2002, and recorded in Deed Book 247, Page 317, ROMC, TN.

The physical address of this property is thought to be Bennett Hill Road, Red Boiling Springs, TN, but the property is being sold pursuant to the legal description and reliance on the physical address should not be made.

Said sale shall be to the highest bidder for cash in bar of all rights and equities of redemption, statutory or otherwise, homestead, dower, and all other rights or exemptions of every kind, all of which are expressly waived in said Deed of Trust. The title is believed to be good, but the undersigned will convey and sell only as Successor Trustee. The property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. Said sale is subject to all matters shown on any recorded plat, any unpaid taxes, easements, covenants, any prior or superior liens or encumbrances, and to any matter that an accurate survey might disclose. This sale is also subject to the rights of any person in possession.

If a high bidder fails to close a sale, the Successor Trustee shall have the option of making the sale to the next highest bidder who is able, capable, and willing to comply with the terms thereof. The right is reserved to adjourn the sale to another day, place or time certain, without further publication, upon announcement of same at the time of adjournment.

**THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

A. Russell Brown, Attorney at Law  
Successor Trustee  
112 Public Square – P.O. Box 747  
Lafayette, TN 37083

**Notice of Sucessor's Trustee Sale - Rural Developments, LLC**

Tuesday, April 15, 2014

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615-666-7595

Publish Dates: April 1, April 8 and April 15

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