

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 September 29, 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 408, Page 342, 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 11:00 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: 046 PARCEL: 03.02

Tract #1:

Lying and being in the 6th Civil District of Macon County, Tennessee, being Lot Number 2 of the Simmons Lake Subdivision, a plat of which is of record in Plat Cabinet 1, Slide 180-B, ROMC, TN.

Being the same property conveyed to Rural Developments, LLC by deed from John Cook and wife, Jacki Cook, dated July 19, 2002, and recorded in Deed Book 247, Page 140, ROMC, TN.

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Tuesday, April 15, 2014

MAP: 046 PARCEL: 3.04

Tract 2:

Lying and being in the 6th Civil District of Macon County, Tennessee, being Lot Number 4 of the Simmons Lake Subdivision, a plat of which is of record in Plat Cabinet 1, Slide 180-B, ROMC, Tennessee.

Being same property conveyed to Rural Developments, LLC by deed from John Cook and wife, Jacki Cook, dated July 19, 2002, and recorded in Deed Book 247, page 121, ROMC, TN.

MAP: 46 PARCEL: 3.05

Lying and being in the 6th Civil District of Macon County, Tennessee, being Lot Number 5 of the Simmons Lake Subdivision, a plat of which is of record in Plat Cabinet 1, Slide 180-B, ROMC, TN.

Being the same property conveyed to Rural Developments, LLC by deed from John Cook and wife, Jacki Cook, dated July 19, 2002, and recorded in Deed Book 247, page 118, ROMC, TN.

MAP: 46 PARCEL: 03.06

Lying and being in the 6th Civil District of Macon County, Tennessee, and being Lot Number 6 of the Simmons Lake Subdivision, a plat of which is of record in Plat Cabinet 1, Slide 180-B, ROMC, TN.

Being the same property conveyed to Rural Developments, LLC by deed from John Cook and wife, Jacki Cook, dated July 19, 2002, and recorded in Deed Book 247, page 138, ROMC, TN.

MAP: 46 PARCEL: 3.07

Tract #5

Lying and being in the 6th Civil District of Macon County, Tennessee, being Lot Number 7 of the Simmons Lake Subdivision, a plat of which is of record in Plat Cabinet 1, Slide 180-B, ROMC, TN.

Being the same property conveyed to Rural Developments, LLC by deed from John Cook and wife, Jacki Cook, dated July 19, 2002, and recorded in Deed Book 247, page 136, ROMC, TN.

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MAP: 46 PARCEL 3.09

Tract #7:

Lying and being in the 6th Civil District of Macon County, Tennessee, being Lot Number 9 the Simmons Lake Subdivision, a plat of which is of record in Plat Cabinet 1, Slide 180-B, ROMC, TN.

Being the same property conveyed to Rural Developments, LLC by deed from John Cook and wife, Jacki Cook, dated July 19, 2002, and recorded in Deed Book 247, page 112, ROMC, TN.

The physical address of this property is thought to be Simmons Lake Subdivision Property, 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

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Tuesday, April 15, 2014

112 Public Square – P.O. Box 747

Lafayette, TN 37083

615-666-7595

Publish Dates: April 1, April 8 and April 15

sd/15246