

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 March 25, 2005, executed by RURAL DEVELOPMENTS, LLC, conveying certain real property therein described to CHARLES E. DARNELL, Trustee for Citizens Bank. Said Deed of Trust is of record in Trust Deed Book 375, Page 37, 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 10:00 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: 46.00 PARCEL: 21.01

Tract 3:

Lying and Being in the 6th Civil District of Macon County, Tennessee, and beginning at a point on the edge of Highway 52 and thence running with the edge of said Highway 52 S. 47 deg. W. 104.0' to a point at edge of said highway, corner to Davis Lot; thence turning and running with Davis line N. 39 deg. W. 91.0' between two buildings passing Davis line with Cook line to a stake at the edge of a drainage ditch, corner with Cook; thence with said ditch and Cook's line; thence S. 38 deg. E. 67.0' with Cook's line to point of beginning and containing an area of 8,295 sq. ft., more or less.

Being the same property conveyed to Rural Developments, LLC by deed from Red Boiling Springs Newspaper Publishing, LLC dated January 22, 2004 and recorded in Deed Bok 257, Page 176, ROMC, TN.

MAP: 46.00 PARCEL 21.00

Tract 4:

Lying and being in the 6th Civil District of Macon County, Tennessee, Beginning at a point on Highways 52 and 56 in the Smith Chapel Section, a corner to Spivey; thence in a right angle to said road with Spivey line 36 feet; thence at a right angle 41 feet to Cooks' line; thence with Cook's line 36 feet, running at a right angle perpendicular to Highways 52 and 56; thence with Highway 52 and 56, 41 feet to the beginning.

The measurements made herein are measured from the corner of the building on said property and all property between the property conveyed herein and Highway 52 and 56 is also conveyed by this instrument.

Being the same property conveyed to Rural Developments, LLC by deed from John Cook dated July 1, 2002 and recorded in Deed Book 246, page 444, ROMC, TN.

MAP: 46.00 PARCEL: 008.07

Tract #5:

Lying and Being in the 6th Civil District of Macon County, Tennessee, Beginning at an iron pin in the north margin of State Route 52 same being the southwest corner of this tract and the southeast corner of Bennett Hill Church of Christ, thence leaving road with Church property North 6 degrees 23 minutes 40 seconds West 140.64 feet to an iron pin, thence with line of Tract #1 of the Monypeny property (78.76 acres) North 85 degrees 19 minutes 30 seconds East 257.01 feet to an iron pin thence with the east boundary of Stitches, inc., South 0 degrees 06 minutes 00 seconds East 91.50 feet to an iron pin in the north margin of State Route 52; thence with said margin South 70 degrees 36 minutes 20 seconds West 81.17 feet to a point, same point of curvature of a curve proceeding clockwise, having deflection angle of 9 degrees 54 minutes 12 seconds a radius of 981.50 feet a tangent length of 85.04 feet and a chord of South 75 degrees 33 minutes 30 seconds West 169.44 feet, thence along said curve an arc length of 169.44 feet, thence along said curve an arc length of 169.65 feet to the point of beginning, containing 0.69 acres more or less by survey by Carroll Carman, RLS # 910 dated February 20, 1987.

Being the same property conveyed to Rural Developments, LLC by deed from John Cook dated July 1, 2002 and recorded in Deed Book 246, Page 440, ROMC, TN.

The physical address of this property is thought to be Bennett Hill, 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
615-666-7595
Publish Dates: April 1, April 8 and April 15

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

Tuesday, April 15, 2014

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