

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated April 14, 2007, executed by WILLIAM D. CARVER, conveying certain real property therein described to JOE CARTER, Trustee for Citizens Bank. Said Deed of Trust is of record in Trust Deed Book 421, Page 282, 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 22nd day of May, 2013, at 11:30 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 known as Map: 046I Group: A Parcel 020.00, situated in the 6th Civil District, Macon County, TN;

PARCEL 1:

LYING and situated in the 6th Civil District of Macon County, Tennessee, Described to-wit: BEING Lots 52 and 53, located in Section C of what is known as McClellan Heights Addition to Red Boiling Springs, Tennessee, described in the Plat of record in Deed Book 45, Page 43, in the Register's Office of Macon, Tennessee; to which Plat reference is made for a more detailed description of said Lots.

Being same property conveyed to William Carver from Daniel G. Bravender by Warranty Deed dated 4/17/07, recorded 4/23/07 in Deed Book 283, Page 104, Register's Office of Macon County, Tennessee.

PARCEL 2:

A certain tract or parcel of land in the 6th Civil District of Macon County, TN. as follows: LYING and being located in the town of Red Boiling Springs, Tn. and being Lot No. 51 in Section or Block "C" in what is know as the McClellan Heights Addition to the town, a plan of said lot is of record in Deed Book 45, page 43, ROMC, Tn. recorded September 5, 1946. Being the same property conveyed to William D. Carver from Jewel Eva Carver by Quitclaim

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Deed dated 1/10/91, recorded 1/18/91 in Deed Book 173, page 136, Register's Office, Macon County, Tennessee.

PARCEL 3:

A certain tract or parcel of land in the 6th Civil District of Macon County, TN. as follows:
BEING Lot No. 50 in what is known as the McClellan Heights Addition and in Section "C" to the Town of Red Boiling Springs, Tennessee. Further Reference see Deed Book 18, page 193-201 and Deed Book 45, page 43.

Being the same property conveyed to William D. Carver from J. C. Wilder and wife, Shirley Wilder, dated 6/25/90, recorded 4/22/92 in Deed Book 180, page 325, Register's Office, Macon County, Tennessee.

The physical address of this property is thought to be 203 Highland Avenue, Lafayette, 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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