

## NOTICE

**KNOW ALL MEN BY THESE PRESENTS: THAT, WHEREAS,** by deed of trust dated the 31st day of October, 2017, of record in Book R2464, Page 207, Register's Office of Maury County, Tennessee, Brad Harris did convey in trust to Jim B. Robinson, Trustee, the tract of land hereinafter described to secure the payment of the principal sum of \$50,000.00, evidenced by a promissory note payable to the order of Heritage Bank & Trust, incorporated by reference in said deed of trust; and

**WHEREAS,** default has been made in the payment of said indebtedness, and the holder and owner of said note has instructed the undersigned Successor Trustee to foreclose said deed of trust; and

**WHEREAS,** the Trustee named in said deed of trust being unable to act, and the owner and holder of said note has appointed the undersigned as Successor Trustee by instrument recorded in Book R2581, Page 246, Register's Office of Maury County, Tennessee; and

**WHEREAS,** pursuant to T.C.A. §35-5-104, other parties interested in the tract of land herein described are the following:

NONE

**NOW, THEREFORE,** by virtue of the authority vested in me, as Successor Trustee under said instrument, I will, on Thursday, the 24th day of October, 2019, offer for sale and sell, in front of the west door of the Maury County Courthouse in Columbia, Tennessee, at the hour of 11:00 a.m., to the last, highest and best bidder, for cash in hand and in bar of the equity of redemption, homestead, and all other exemptions of every kind, the following described tract of land:

SITUATE in the SIXTH (6<sup>TH</sup>) District of Maury County, Tennessee and bounded on the north by Clyde E. Harris; east by Nancy T. Eubanks and Daniel Tankersley; west by Stockard Road; south by Catherine Ruth Kinser; and more particularly described as follows:

Beginning at an iron pin in the east margin of Stockard Road, and being the southwest corner of Clyde E. Harris, and also being the northwest corner of the herein described tract; thence with fence line and Clyde E. Harris, south 87 degrees 35 minutes 54 seconds east, 336.47 feet to a point in fence; thence with same south 88 degrees 41 minutes 12 seconds east, 255.98 to a point in fence; thence with same south 88 degrees 52 minutes 16 seconds east, 578.94 feet to a found iron pin; thence with Nancy T. Eubanks and Daniel Tankersley and fence line south 03 degrees 18 minutes 04 seconds west, 209.87 feet to a found iron pin; thence with same south 04 degrees 06 minutes 53 seconds east, 56.24 feet to a found iron pin; thence with Catherine Ruth Kinser and Daniel Tankersley, south 88 degrees 12 minutes 32 seconds west, 988.72 feet to a found iron pin; thence with same north 78 degrees 58 minutes 07 seconds west, 157.74 feet to a found iron pin in the east margin of Stockard Road; thence with the east margin of Stockard Road, north 01 degrees 46 minutes 43 seconds west to a point; thence with same north 04 degrees 49 minutes 55 seconds west, 15.68 feet to a point; thence with same north 04 degrees 43 minutes 52 seconds west, 188.54 feet to the point of beginning, containing 7.77 acres by survey of James D. Webb, Tennessee Registered Land Surveyor Number 596, Webb Engineering Inc., 223 East James M. Campbell Blvd., Columbia, Maury County, Tennessee dated June 17, 2010.

This property is also shown as Tracts 1 and 2A on the Plat of Survey for Charles Reese Wilson and wife, Tracy Ann Wilson, of record in Plat Book P12, Page 285, which is a revision of Plat Book 10, Page 537, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Brad Harris by deed dated July 9, 2013, and recorded July 11, 2013, in Book R2242, Page 987, Register's Office of Maury County, Tennessee.

Map 167, Parcel 025.02

This property being more commonly known as: 4459 Stockard Road, Culleoka, TN 38451

The Property sold pursuant to this Notice shall be sold "AS IS," "WHERE IS," without representations or warranties of any kind whatsoever, whether express or implied. The Successor Trustee will warrant title to the Property only against those claiming by, through or under the Successor Trustee, and will make no further warranty of title. Accordingly, the sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any applicable redemptive rights, (including any redemptive rights of any taxing authority by reason of any tax liens) plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The right is reserved, at Successor Trustee's sole discretion, to adjourn the day of the sale to another day and time certain, without further publication and in accordance with law, upon announcement of said adjournment on the day, time and place of sale set forth above, so long as no potential purchaser is thereby precluded from placing a bid.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Trustee, or his agent, be cause for rejection of the bid, and, if the bid is rejected, the Trustee, or his agent, shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds derived from the sale of the property will be applied as provided for in the deed of trust which is made a part hereof as if copied verbatim herein.

Dated at Columbia, Tennessee, this, the 26<sup>th</sup> day of September, 2019.

Middle Tennessee Law Group, PLLC

By: /s/ T. Jake Wolaver

T. Jake Wolaver, Esq., Successor Trustee

809 S. Main Street, Suite 100

Columbia, TN 38401

(931) 548-0818

October 1, 8, 15, 3TC