



NOTICE OF AUCTION SALE OF REAL PROPERTY

DIANA GAIL C. MANN - ESTATE:

CIVIL ACTION NO: 2017-PA-17

By the authority granted by an "Order Suggesting Estate is Insolvent and For Sale of Real Estate and Personal Property" filed in the above styled Estate and entered of record in Probate Minute Book: 045, Page: 273, I will on Saturday, February 29, 2020, at 10:01 A.M., offer for sale to the highest and best bidder the real and personal property as set out in said "Order".

Said real property will be sold at 4565 Hamilton Street, Atwood, Tennessee, on Saturday, February 29, 2020, at 10:01 A.M. An auction sale sign will be erected on the property prior to the sale.

This property consists of an approximately .45 acre residential lot upon which is located a Vinyl Sided Frame Home of approximately 772 S.F. of heated area, a 10'X22' Covered Front Porch, with a 18'X15' back deck and a 1 0'X8' treated wood portable outbuilding. The home has a paved Driveway, with two window AC units and a gas stove for heat. The house has 3 Bedrooms, Living Room, Bath (with walk in shower), and Kitchen. Flooring is a combination of laminate and carpet; also has several Ceiling Fans. This property is located in the 21st Civil District of Carroll County, Tennessee, and is identified as Map No: 079, Group: Parcel No: 059.00, in the Office of the Property Assessor of Carroll County, Tennessee; and further described in Deed Book: 206, Page: 826, in the Register of Deeds Office of Carroll County, Tennessee.

The Personal Property will be sold by room contents. This will be a treasure hunt! Don't Miss This Sale.

Folks, this property is close to Downtown and Schools on a nice big shaded lot. It would make a great home or a great investment for you!

A description of this real property will be given on the day of sale and may be had by calling the Office of the Clerk & Master (731-986-1920) during regular Office hours. Please call the Office of the Clerk & Master (731-986-1920) if you have any questions or for an appointment to see the property.

This property is being sold subject to the 2020 property taxes.

TERMS OF SALE: 10% DOWN WITH THE BALANCE DUE WITHIN THIRTY (30) DAYS UPON DELIVERY OF DEED. A LETTER OF CREDIT FROM A LENDER WILL BE REQUIRED FOR THE BALANCE OF THE BID.

KENNETH TODD - CLERK & MASTER AND SPECIAL COMMISSIONER

Mr. Dwayne D. Maddox III, Attorney for the Estate
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