

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on March 20, 2013, TED A. MILLS AND WIFE, RHONDA J. MILLS (both deceased), by Deed of Trust of record in Book T673, at Page 411, in the Register's Office of Weakley County, Tennessee, conveyed the following described property in trust to secure the payment of a Promissory Note in the original principal amount of Forty Nine Thousand One Hundred Forty Seven and 71/100 Dollars (\$49,147.71), payable to BANK OF GLEASON; and

WHEREAS, the undersigned was appointed Substitute Trustee by Bank of Gleason, the legal owner and holder of the said Note, by an appointment dated July 23, 2020, and of record in Book T735, at Page 1238, in the Register's Office of Weakley County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and other provisions of the Deed of Trust has been violated, and Bank of Gleason, the lawful owner and holder of the said indebtedness, has declared the entire amount due and payable as provided by the Deed of Trust in accordance with the terms thereof, and instructed the undersigned to foreclose; and

NOW, THEREFORE, the public is hereby notified that the undersigned Substitute Trustee will sell the hereinafter described real estate at public auction, to the highest and best bidder, for cash in hand paid, at the south door of the Courthouse at Dresden, Weakley County, Tennessee, on Wednesday, October 21, 2020, at 10:00 o'clock a.m., said property to be sold in bar of the equity of redemption and subject to the lien of all special assessments against it. If the highest bidder cannot pay the bid within a reasonable time to be announced at the sale, the next highest bidder will be deemed the successful bidder.

Lying, and being situate in the 9th Civil District of Weakley County, Tennessee, bounded and described as follows; to-wit:

BEGINNING at a point in the west right-of-way of Highway 54 where said right-of-way intersects the centerline of a County blacktop road known as the "Shafter Road", the same being the southeast corner of the parcel herein described, and runs thence northeastwardly with the said west right-of-way line of Highway 54, 12 poles and 2 feet to a stake at Sterling Perry's southeast corner, the same being the northeast corner of the parcel herein described; thence westwardly with Perry's south line 390-1/2 feet to a stake at Peery's southwest corner, the same being the northwest corner of the parcel herein described and being in Elgie Flower's east line; thence south with Flower's east line 187 feet to the center of the aforesaid Shafter Blacktop Road (sometimes known as the "Bean Switch Public Road"); thence in an easterly direction with the centerline of said road to the beginning, but subject to the encroachment of one-half of the right-of-way of the aforesaid blacktop road. (Description taken from prior deed of record)

It being the same property as that described in a Quitclaim Deed from Rhonda J. Mills to Jimmy Allen Mills, retaining unto herself a life estate, dated March 1, 2017 and of record in Book D438, at Page 891, in the Register's Office of Weakley County, Tennessee. Rhonda J. Mills died December 24, 2019.

The above-described property is subject to a Right Of Way and Easement granted by Landy Darby and Linda Darby to BellSouth Telecommunications, Inc. d/b/a South Central Bell Telephone Company, dated July 1, 1992, and of record in Deed Book 326, at Page 357, in the Register's Office of Weakley County, Tennessee.

Map 150, Parcel 10.00

The street address of the above described property is believed to be 1503 Greenfield Hwy 54, Greenfield, TN 38230, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION, IF ANY.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. Other interested parties: Coastal Credit, LLC.

This property is subject to the encroachment of one-half of the right-of-way of the Shafter Road.

Title to said property is believed to be good, but the undersigned will sell as Substitute Trustee only and will assign to the purchaser all covenants of warranty contained in said Deed of Trust.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. Said sale may be adjourned to another time or may be postponed to another date by public announcement at the appointed time of sale without readvertisement.

This office is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

WITNESS my signature, this the 30th day of September, 2020.

KIZER, BONDS, HUGHES & BOWEN, LLC  
BY: STEPHEN L. HUGHES, Substitute Trustee  
P. O. Box 320, Milan, TN 38358 (731) 686-1198