

Classifieds

SUNDAY
MARCH 25, 2018

Southern Standard

McMINNVILLE, TENNESSEE

D

Public Notices

Foreclosures

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, WARREN COUNTY WHEREAS, Charles D. Morgan executed a Deed of Trust to Union Planters Bank, NA, Lender and B. Timothy Pirtle, Trustee(s), which was dated April 24, 2003 and recorded on May 13, 2003 in Book 59, Page 155, Warren County, Tennessee Register of Deeds. WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the

current holder of said Deed of Trust, Regions Bank, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on April 12, 2018, at 12:00PM at the usual and customary location at the Warren County Courthouse,

McMinnville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Warren County, Tennessee, to wit: A CERTAIN TRACT OR PARCEL OF LAND IN WARREN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Beginning on an iron pin in the west margin of Bybee Branch Road, said pin being 985.75 feet from the northwest intersection of Nola Road and Bybee Branch Road as measured along the west margin of Bybee Branch Road; thence severing the land of Pedigo North 89 deg. 55 min. West 477 feet to an iron pin; thence North 00

deg. 05 min. East 432.53 feet to an iron pin; thence south 89 deg. 55 min. East 505.14 feet to an iron pin in the west margin of Bybee Branch Road; thence with said road south 06 deg. 41 min. west 95.98 feet; thence south 03 deg. 00 min. West 337.62 feet to the beginning. Subject to an Easement to Warren County Utility District of Warren County, Tennessee herein by Deed recorded 1 1/19/99 in Deed Book 308 at Page 676. This being the same property conveyed to Charles D. Morgan from Phillip Carter and Ray Cotton, herein by Deed dated 7/7/95 and recorded 7/11/95 in Book 284 at Page

766. Parcel ID Number: 049 024.00 000 Address/Description: 1381 Bybee Branch Road, McMinnville, TN 37110. Current Owner(s): The Estate of Charles D. Morgan. Other Interested Party(ies): Internal Revenue Service. This sale is also subject to the right of redemption by the INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY, pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Book 3, Page 502, Serial Number 274118917. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C.

7425(b). The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter that an accurate survey of the premises might disclose; and All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be

good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. This office is attempting to collect a debt. Any information obtained will be used for that purpose. Brock & Scott, PLLC, Substitute Trustee c/o Tennessee Foreclosure Department 4360 Chamblee Dunwoody Road, Ste 310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-

294-0919 File No.: 17-19472 FC01 25641 S3t4-1

Local Government

Bid Notice

Warren County High School is now accepting sealed bids for photographic services for the 2018-2019 school year. Specifications may be obtained at the office of the principal, 199 Pioneer Lane, McMinnville, Tennessee 37110, on or before 10 a.m. on April 9, 2018. Bids will be opened at 10:00 a.m. on April 9, 2018. Warren County High School reserves the right to reject

AGENT'S Choice

FOSTER & FOSTER REALTY & AUCTION CO.

128 E. MAIN ST. / P.O. BOX 992
Office phone (931) 473-6010
Toll Free 1-888-473-6010
www.fosterrealtyn.com



WHY BUY 1 WHEN YOU CAN GET 3 FOR 1 PRICE? Here is 3 homes listed together for 1 price. If you are looking for a home to live in and rent the other 2 to pay your mortgage, then here is the property for you. You will find a nice vinyl-sided home and 2 mobile homes at 369, 371 and 373 Bryan Road in Centertown area. Investors take a look. Call Kim Dykes for more information, 931-808-0152 F4019. \$225,000.



KIM DYKES
808-0152
kim.realtor@yahoo.com

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NEW LISTING!

BRICK RANCH, QUIET AREA, NO CITY TAXES! This sweet 3 BR easy-living, brick ranch has fresh paint, new carpet and flooring, and says "Welcome Home" from the front door to the back patio. Perfect location close to Eastside School in peaceful Azalea Hills. Call Donna @ 931-808-8415 to see ASAP! MLS#1913036 220 Azalea Drive \$89,500

CALL DONNA CAMPBELL @ 808-8415 TODAY FOR HARD WORK AND HAPPY ENDINGS!



KIRBY REAL ESTATE CO.

823 NORTH CHANCERY ST.
473-3181



OPEN HOUSE

SUN., MAR. 25 2-4 PM
POST HILL PLACE – Hard to buy in this neighborhood because almost nothing ever comes on the market. Don't put off calling Lynne about this 3000 sq. ft. brick traditional with the perfect location. Hardwood floors, fireplace, 2 car garage on main level, split floor plan, loft, AND lower level den with 1/2 bath. Screened porch. Competitively Priced. 804 Garfield St. \$289,000

CALL LYNNE AT 607-5156



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www.campbellrealtyn.com



NEW LISTING

27+- ACRES and 2,000 Ft+- ON THE RIVER... Fenced and cross fenced with barn, shed, pond and a quiet serene location. 1,400 s.f. main level has been remodeled. New kitchen with appliances/dining room, living room, large master, 2nd bedrooms, walk in closets, hardwood and tile, 1,400 s.f. partially finished full basement has 2 to 3 bedrooms, den, bath, workshop and screened porch. Call Mia-Lan @ 931-224-6706 to take a look at this rare find. MLS#1911973 7908 Shelbyville Rd. \$199,900

"BUYING AND SELLING MADE EASY" CALL MIA-LAN POWERS @ "SELL" 224-6706 TODAY!



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SERIOUS SELLER

\$35,000 REDUCTION
SHIPLAP, SHIPLAP, & MORE SHIPLAP... Joanna Gaines Would Be So Proud Of This Charming Cottage. Better than new. Modern kitchen w/all appliances. Master suite w/private bath, tile shower, claw foot tub, beautiful tile and 2 large closets, living room w/fireplace, formal dining, guest room, laundry room, covered front porch, rear deck and detached garage. Call Mia-Lan @ 931-224-6706 for your private showing. MLS# 1897349 110 Garfield St. \$99,900

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OPEN HOUSE

SUNDAY 1-3 PM
DON'T MISS THIS ONE... TOTALLY UPDATED WITH LOTS OF NEW! – But reflects the charm of an older home. Refinished hardwood, stunning dining room, beautiful living room with cozy fireplace. Master suite with private bath and walk-in closet. Directions: From Morrison St turn onto Rivermont Dr. Home on left with Campbell Realty sign. Call Mia-Lan @ "Sell" 931-224-6706 to see this Beautiful home. MLS #1886882 115 Rivermont Drive \$194,900

"BUYING AND SELLING MADE EASY" CALL MIA-LAN POWERS @ "SELL" 224-6706 TODAY!



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BACK ON MARKET

Rock Island Mini Farm with 5 acres! A hop from the Caney Fork River, this mini farm boasts fenced acreage with barn and other outbuildings, and a brick home with full semi finished basement and metal roof! Approximately 1900 ft.² of living space on the main floor with over 1200 ft.² of semi finished walkout basement... Can't beat this price! Call me today before this one gets away! 2798 Pine Bluff Rd. \$159,900 MLS 1901598

CALL LARA AT 273-5510



NEW LISTING

PARK-LIKE SETTING IS AN UNDERSTATEMENT! Situated on 2.68 acres, this four bedroom and 3 full baths, master suite on main, formal dining room and cozy family room with fireplace offers space galore! Loads of light in the sunroom OVERLOOKING the beautiful IN-GROUND POOL and a finished rec room at walk-out basement level to boot! Oh did I mention the mother in law detached apartment AND the 4 STALL BARN? A complete package here!... Call Lara K. Kirby and make a SPLASH with this Rock Island area address! 293 Mason Grissom Rd. \$265,000 MLS 1719523

CALL LARA AT 273-5510



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KIRBY REAL ESTATE CO.

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473-3181



NEW PRICING!

JUST IN TIME FOR YOUR SPRING MOVE! – This Verrilla Road/Country Club convenience location offers a great corner lot, fenced backyard, and a no fuss one level floor plan! Hardwoods throughout, tray ceilings, and spacious master suite are just a few highlights of this home. Living room with fireplace, large kitchen with bar, dining room, and office space, too! HVAC, roof, water heater and soffit all less than 2 years old! Call me today and GET MOVING in 2018! 14 Beck Lane \$194,900 MLS# 1894412

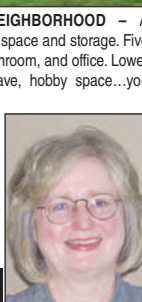
CALL LYNNE AT 607-5156



NEW PRICING!

AMAZING HOME IN ESTABLISHED NEIGHBORHOOD – A breathtaking brick traditional with tons of living space and storage. Five bedrooms plus LR, formal DR, den with FP, sunroom, and office. Lower level has a sensational media room, mancave, hobby space...you decide. Situated on 2 treed lots with a winding drive, this home speaks to those who want quality. Hardwoods, high ceilings, large master suite. Owners are downsizing, so give me a call and see what your dollar can buy. Give me a call and let's get moving! 267 McKennon Blvd. \$389,000 (NEW PRICING) MLS 1860043

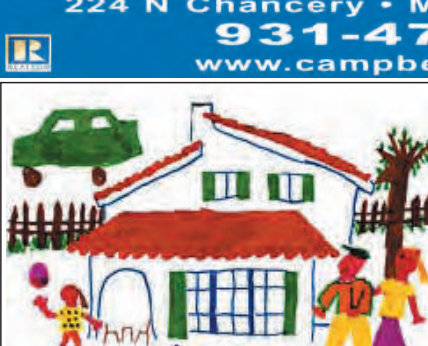
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YOUR HOUSE

THIS MARKET IS HOT, HOT, HOT! AND THIS COULD BE YOUR HOUSE READY TO SELL! CALL DONNA CAMPBELL @ 808-8415 AND LET'S GET YOUR HOUSE ON THE MARKET FOR THE SPRING SELLING SEASON!

CALL DONNA CAMPBELL @ 808-8415 TODAY FOR HARD WORK AND HAPPY ENDINGS!



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