



NOTICE OF AUCTION SALE **REAL AND PERSONAL PROPERTY**

VIRGINIA DARLENE LEDDY - DECEASED:

THE ESTATE OF:

CIVIL ACTION NO: 2024-PA-12

By the authority granted by an "Order" filed in the above styled Estate and entered of record in Probate Minute Book: 51, Page: 371, I will on **SATURDAY, MAY 30, 2026, at 10 A.M.**, offer for sale to the highest and best bidder the real and personal property as set out in said "Order".

LOCATION: Both real and personal property will be sold on the premises of the real property located at 3775 Field School Road, McKenzie, Tennessee. An auction sale sign will be placed in the yard prior to the sale. **The personal property will be sold beginning at 10 a.m. The Real Property will be sold promptly at 11 a.m.**

REAL PROPERTY: WILL SELL AT 11 A.M. A legal description of the property may be had by calling the Office of the Clerk & Master during normal Office Hours at (731) 986-1920.

TERMS OF SALE: 10% DOWN THE DAY OF SALE WITH THE BALANCE DUE WITHIN 30 DAYS UPON DELIVERY OF THE DEED. A LETTER FROM A LENDING INSTITUTION FOR THE BALANCE OF THE BID WILL BE REQUIRED. THIS PROPERTY WILL BE SOLD SUBJECT TO THE 2026 PROPERTY TAXES.

This property is located in the 09th Civil District of Carroll County, Tennessee, and described in Deed Book: 375, Page: 306, and Deed Book: 367, Page: 430, in the Register's Office of Carroll County, Tennessee, and further described as Map No: 029, Group: #E, Parcel: 005.00, in the Office of the Property Assessor of Carroll County, Tennessee. This property consists of approximately 1.27 acres, located at 3775 Field School Road, McKenzie, Tennessee. There is located on this property a modular home, of approximately 1,120 S.F. of heated area, Central Heat and Air Unit, a 1,380 S.F. Detached Garage (unfinished), Living Room, Kitchen/Dining Room, Laundry Room, 3 Bedrooms and 2 Baths. This property is close to the airport, Carroll Lake Golf Course, the City of McKenzie and still enjoy country living. **Don't Miss This Sale!!!**

PERSONAL PROPERTY: The personal property will be sold beginning at 10 a.m.

TERMS OF SALE: Cash or approved check for the full bid amount. You will take immediate possession and you will be responsible for removing all items of personal property. The following is a partial listing of the items to be sold:

LOTS AND LOTS OF SCRAP IRON - DON'T MISS THIS SALE!!!

Whirlpool Refrigerator, Sectional Couch w/Recliners, Floor Lamp, Drop Leaf Table, Music CDs, Kitchen Table and Chairs, Panasonic Microwave, Horse Drawn Farm Equipment, Single Trees, Old Hand Tools, Frigidaire Electric Cook Stove, Odd Tables, Recliner, Secretary, Twin Bedroom Suite, Dishes, Pots & Pans, Lots & Lots of Books, 4'X8' two wheel trailer, Cross Cut Saw Blades, Old Barber Chair, Scrap Iron - I Beams - Angle Iron - Aluminum Siding - Tin Roofing

FOLKS, THIS SALE HAS A LITTLE SOMETHING FOR EVERYONE!! LOTS OF OTHER ITEMS NOT LISTED!!! DON'T MISS OUT ON THIS SALE!!

FOOD AND DRINKS WILL BE AVAILABLE AT THE AUCTION.

Mr. Steven L. West, Attorney for the Estate

West & West Attorneys, 19765 East Main Street, P.O. BOX 687, Huntingdon, TN 38344

Kenneth Todd, Clerk & Master and Special Commissioner