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Public Notices

07/23/2024

SUCCESSOR TRUSTEE'S NOTICE OF SALE

MOUNTAIN COMMERCE BANK, a banking corporation organized and existing under the laws of the State of Tennessee (Noteholder), is the true and lawful owner and holder of a certain promissory note (the Note) in the original principal amount of \$1,000,000.00, dated January 28, 2022, made, executed and issued by HARLEY A. HENSLEY (a/k/a Harley Aaron Hensley) and wife, LAUREN HENSLEY, (the Debtors). Payment of the Note by Debtors is secured by conveyance of a Deed of Trust (the Deed of Trust) encumbering certain real property described therein (the Trust Premises) of record at Instrument #202202020060120, in the Register's Office for Knox County, Tennessee, to which Deed of Trust specific reference is hereby made for incorporation herein. The Trust Premises are bounded and described as follows:

The street address of the property is: 12506 Ivy Lake Drive
Knoxville, Tennessee 37934

SITUATED in District No. 6 of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, known and designated as all of Lot 88, THE FARM AT WILLOW CREEK, as shown on plat of record in Instrument No. 200604070084075 in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to Harley A. Hensley and Lauren Hensley, husband and wife, by Warranty Deed dated January 28, 2022, of record at Instr. 202202020060119 in the Register's Office for Knox County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.


Debtors have defaulted in payment of the Note and Noteholder has made demand upon the undersigned in the capacity of Successor Trustee to foreclose the Deed of Trust.

Beneficiary of the aforesaid Note and Deed of Trust has appointed CHRISTOPHER W. MARTIN, as Successor Trustee, said appointment being of record at Instrument #202407010000003, in the Register's Office for Knox County, Tennessee, with full powers as therein set out.

ACCORDINGLY, the undersigned, in the capacity of Successor Trustee under the Deed of Trust, will offer for sale the Trust Premises at public auction, and in bar of the statutory right and equity of redemption, and all other exemptions, the same having been fully surrendered and waived, to the highest and last bidder for cash in hand the public auction to be conducted promptly at 11:00 a.m. on August 7, 2024, at the front entrance on Main Avenue of the City-County Building in Knoxville, Tennessee, being the place presently fixed for such sale. The sale and conveyance of the Trust Premises will be made subject to all prior encumbrances, easements and restrictions of record and all property taxes due local governmental authorities, if any. The sale proceeds shall be applied in accordance with the provisions of the Deed of Trust. The sale may be adjourned after commencement thereof and reconvened at another time, there announced, without the necessity of readvertising, and the Noteholder shall have the right to bid for the purchase of the Trust Premises at the sale.

THIS 10th day of July, 2024

CHRISTOPHER W. MARTIN
SUCCESSOR TRUSTEE
P.O. Box 23380
111 Fox Road, Ste. 102
Knoxville, Tennessee 37933

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