

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, Brenda F. Smith executed a Deed of Trust to United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, Lender and G. Benson Lasater, Trustee(s), which was dated August 28, 1989 and recorded on August 29, 1989 in Book 303, Page 088, Carroll 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, Rural Housing Service, U.S. Department of Agriculture, (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 **November 6, 2018, at 12:00 PM** at the usual and customary location at the Carroll County Courthouse, Huntingdon, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Carroll County, Tennessee, to wit:

BEGINNING at a stake in the north margin of Kay Street, the southwest corner of Lot No. 9 in the Reeder Subdivision, and runs north along the west boundary of said lot 146 feet to a stake; thence west along the south line of Russell-Smith boundary 95 feet to an iron stake in the east margin of Hamilton Road; thence south along the east margin of Hamilton Road 146 feet to the north margin of Kay Street; thence east along the north margin of Kay Street 95 feet to the beginning, being Lot No. 10 of Reeder Subdivision as shown in Plat Book 125, Page 23, in the Register's Office of Carroll County, Tennessee.

BEING the same property conveyed to Brenda F. Smith by deed of record at Deed Book 239, Page 201, of the Register's Office of Carroll County, Tennessee.

Parcel ID Number: **012M H 01900 000**

Address/Description: **15 Kay Avenue, McKenzie, TN 38201.**

Current Owner(s): **Brenda F. Smith.**

Other Interested Party(ies): **United States of America, acting through Farmers Home Administration, United States Department of Agriculture and McKenzie Regional Hospital.**

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 than 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.: 18-08457 FC01