

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **November 28, 2018 on or about 11:00 A.M. local time**, at the East door, Carroll County Courthouse, Huntingdon, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by JAMES F. GEYLER AND PATRICIA T. GEYLER, to Heritage Title, Trustee, on March 11, 2005, at Record Book 532, Page 346 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: Deutsche Bank National Trust Company, as Indenture Trustee for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes Series 2005-W1

The following real estate located in Carroll County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Beginning at an iron pin on the East margin of Como Road (this margin being 17 feet from center) and William Prince Northwest corner; thence east 200 feet along Prince North line to a stake; thence North 75 feet to a stake; thence West 200 feet to a nail in joint driveway on East margin of Como Road. Thence South 75 feet along margin to the point of beginning. Description taken from previous deed of record.

Subject to joint driveway easement as recorded in Deed Book 244, Page 833 ROCCT. Subject to restrictive covenants of the B.P. Moor Subdivision as of record in Deed Book 102, Page 188, ROCCT.

Also known as: 214 Como Street, McKenzie, TN 38201

Being the same property conveyed to James F. Geyler and wife, Patricia A. Geyler, by deed dated January 11, 2001 and found of record in Deed Book 307, Page 706 in the Office of the Carroll County Recorder. Also reference Deed Book 325, Page 500.

Tax ID: 012D B 03800 000

Current Owner(s) of Property: JAMES F. GEYLER AND PATRICIA T. GEYLER

The street address of the above described property is believed to be 214 Como St, McKenzie, TN 38201, 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 referenced herein shall control.

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.

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. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.

OTHER INTERESTED PARTIES: MIDLAND FUNDING LLC

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 18-000939-670-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)
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