

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **January 9, 2019 on or about 11 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 COLTON J. MOON AND LAUREN MOON, to ANDREW C. RAMBO, Trustee, on June 30, 2015, at Record Book 643, Page 802-814 as Instrument No. 160628 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: FIRST COMMUNITY MORTGAGE INC.

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 a stake in the south Margin of Murray Lane, same being Estelle Montgomery's northwest corner, runs thence south 67 1/2 degrees west with said margin 90 feet to a stake, same being Tony Garrett's northeast corner; thence south 22 1/2 degrees east with Garrett's east line 270 feet to a stake on Charles Francisco's north line; thence north 67 1/2 degrees east 90 feet with Francisco's and the Town of Huntingdon's north line to a stake, same being Estelle Montgomery's southwest corner; thence north 22 1/2 degrees west with Montgomery's west line 270 feet to the point of beginning, containing 24,300 square feet.

The above description is the same as in the previous deed of record.

For source of title, see Warranty Deed Book 370, Page 732, Register's Office of Carroll County, Tennessee. Map 73-E, Group H, Parcel 27.00, Assessor of Property's Office for Carroll County, Tennessee.

Tax ID: Map 73-E, Group H, Parcel 27.00

Current Owner(s) of Property: COLTON J. MOON AND LAUREN MOON

The street address of the above described property is believed to be 142 Murray Lane, Huntingdon, TN 38344, 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: None

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. 18-000111-391-5

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