

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated September 23, 2003, executed by Ben Deeter, Carolyn Deeter, conveying certain real property therein described to KATHY WINSTEAD, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded September 29, 2003, in Deed Book 511, Page 643; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Statebridge Company, LLC who is now the owner of said debt; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Carroll County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on **January 17, 2019 at 1 p.m.** at the East Court House Door of the Carroll County Courthouse, 99 Court Street, Huntingdon, TN 38344, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Carroll County, Tennessee, to wit:

LYING AND BEING IN THE 11TH CIVIL DISTRICT, CARROLL COUNTY, TENNESSEE, KNOWN AS MAP 73D, GROUP E, PARCEL 20.00, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE WEST RIGHT-OF-WAY OF OAK DRIVE, THE SAME BEING PORTIS NORTHEAST CORNER, THENCE NORTH 14 DEGREES AND NO MINUTES EAST WITH SAID RIGHT-OF-WAY 150 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES AND 45 MINUTES WEST 255.8 FEET TO AN IRON PIN; THENCE SOUTH 26 DEGREES AND 30 MINUTES WEST 179.9 FEET TO AN IRON PIN, SAME BEING ON THE NORTH BOUNDARY OF KELLY AND WILLIAMS SUBDIVISION; THENCE SOUTH 86 DEGREES AND NO MINUTES EAST WITH SAID BOUNDARY 299.0 FEET TO POINT OF BEGINNING.

Parcel ID: 2000 PROPERTY ADDRESS: The street address of the property is believed to be **107 OAK DR, HUNTINGDON, TN 38344**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): Ben Deeter, Carolyn Deeter

OTHER INTERESTED PARTIES: The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid 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; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. 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. 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 Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Rubin Lublin TN, PLLC, Substitute Trustee
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