

# SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **March 27, 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 PERRY L. BRADFIELD, to Don Holsinger, Jr., Trustee, on October 15, 2014, at Record Book 637, Page 859 as Instrument No. 157649 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: Reverse Mortgage Funding, LLC

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, set in the south margin of U.S. Route 70 (Broad Street) and being 46 feet from the centerline, also being the northwest corner of the Perry Cole property as described in Deed Book 259, Page 441, in the Register's Office of Carroll County, Tennessee, of which this property being described is a part, runs thence with the south margin of U.S. Route 70, north 74 degrees 30 minutes 08 seconds east 72.01 feet to an iron pin set; runs thence south 16 degrees 43 minutes 03 seconds east 474.38 feet to an iron pin found at Roberts' southwest corner as described in Deed Book 259, Page 441; runs thence south 2 degrees 08 minutes 52 seconds west 396.27 feet to an iron pin, set; runs thence north 88 degrees 01 minutes 51 seconds west 221.88 feet to an iron pin, set in the Hollow Rock-Bruceton Special School District's east line as described in Deed Book 124, Page 438 and Deed Book 106, Page 230; runs thence with said school's east line, north 2 degrees 08 minutes 52 seconds east 824.08 feet to the point of beginning.**

**Less and except the following parcel:**

**Beginning at an iron pin, found in the east line of the Hollow Rock-Bruceton Special School District Board property as described in Deed Book 124, Page 438 and Deed Book 106, Page 230 in the Register's Office of Carroll County, Tennessee, said point being South 2 degrees 08 minutes 52 seconds West 824.08 feet from the northwest corner of the Perry Cole property as described in Deed Book 259, Page 441 of which this is a portion of and being a northwest corner of the Roberts' property as described in Deed Book 300, Page 365; runs thence with the east line of the school property, North 2 degrees 08 minutes 52 seconds East 255.00 feet to an iron pin set; runs thence with a new division line through the Cole property, South 88 degrees 01 minutes 51 seconds East 221.88 feet to an iron pin, set in Roberts' west line, South 2 degrees 08 minutes 52 seconds West 255.00 feet to an iron pin, found being an interior corner of the Roberts' property; runs thence with the north line of Roberts' North 88 degrees 01 minutes 51 seconds West 221.88 feet to the point of beginning.**

**Ref: DB 367/PG 891, ROCCT**

Tax ID: 066 00500 000

Current Owner(s) of Property: PERRY L. BRADFIELD

The street address of the above described property is believed to be 29686 Broad Street, Bruceston, TN 38317, 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. 19-000029-220-1

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

Premier Building, Suite 404, 5217 Maryland Way, Brentwood, Tennessee 37027

PHONE: (615) 238-3630, EMAIL: tnsales@mwzmlaw.com