

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, Jonathan Pickard, a/k/a Jonathan A. Pickard, and Ashlee Pickard, husband and wife acquired improved property located at 2550 Hebron Church Road, Bruceton, TN 38317 more particularly described below, by Warranty Deed of Record in Book 358, Page 422, Register's Office for Carroll County, Tennessee;

WHEREAS, by Deed of Trust of record in Book 657, Pages 31-46, Register's Office for Carroll County, Tennessee, Jonathan Pickard, a/k/a Jonathan A. Pickard, and Ashlee Pickard, husband and wife conveyed unto Paula Bolen, the Trustee named therein, to secure an indebtedness owed to Alliance Credit, LLC described in the Deed of Trust;

WHEREAS, Westfield Bank, FSB is the owner and assignee of the indebtedness described in said Deed of Trust, by Assignment of Deed of Trust of record in Book 657, Page 548, Register's Office for Carroll County, Tennessee;

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of the Deed of Trust, and Surber, Asher, Surber & Moushon, PLLC having been nominated and appointed Successor Trustee for Westfield Bank;

NOW, THEREFORE, notice is given that, pursuant to the Deed of Trust, an agent of Surber, Asher, Surber & Moushon, PLLC as Successor Trustee, will, on **March 7, 2019**, at or about 10 a.m., at the North entrance to the Carroll County Courthouse, 99 Court Square, Huntingdon, Tennessee 38344-3726, offer for sale certain property hereinafter described to the highest bidder for certified funds paid at the conclusion of the sale. The sale is free from the equity of redemption, homestead, dower, spouse's elective share and all other exemptions of every kind, which are expressly waived in the Deed of Trust. The property is real estate situated in Carroll County, Tennessee, and is more particularly described as follows:

Beginning at an iron stake in the south margin of the Hebron and Hollow Rock Road across said road from J.G. Evans and runs west with said one half acre; thence south 30 poles to a stake; thence east one half acre; thence north 30 poles to the beginning, being Parcel No. 048 03800 000, and being the same property conveyed to Ashlee Pickard and husband, Jonathan Pickard, by Warranty Deed in Book 358, Page 445, Register's Office for Carroll County, Tennessee,

and being commonly known as 2550 Hebron Church Road, Bruceton, TN 38317.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; as well as any priority created by a fixture filing; and to any matter than an accurate survey of the premises might disclose.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option 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.

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

Matthew A. Moushon

Surber, Asher, Surber & Moushon, PLLC

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