

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, James E. Richardson and Barbara N. Richardson executed a Deed of Trust to National City Mortgage Co., Lender, which was dated September 30, 2004, and recorded on October 28, 2004 in Book 527, Page 109, in Carroll County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, PNC Bank, National Association, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **April 11, 2019, at 1:00PM** at the usual and customary location at the Carroll County Courthouse, Huntingdon, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Carroll County, Tennessee, to wit:

This is to certify that Advanced Land Surveying, line. R. L. S. #1999, has surveyed the following tract of land lying in the Thirteenth Civil District of Carroll County, Tennessee and being a part of a larger tract belonging to James Richardson (Deed Book 313 Page 47) and further described as follows:

Beginning on a point being located North 15 degrees 56 minutes 26 seconds East 357.87 feet from the Southwest corner of James Richardson property and being the Southwest corner of the herein described tract.

Thence, from the point of beginning and the East line of Robert Pitchett (Deed Book 297 Page 63) North 15 degrees 55 minutes 56 seconds East 100.00 feet to the Northwest corner of the herein described tract.

Thence, with new lines of James Richardson the following calls:

South 74 degrees 03 minutes 05 seconds East 80.00 feet;

South 15 degrees 56 minutes 55 seconds West 100.00 feet;

And North 74 degrees 03 minutes 05 seconds West 80.00 feet to the point of beginning and containing 0.183 acre. (8000.00 sq. ft.)

Included on this property is a 2004 Champion BB-800-V Mobile Home Serial No. 21-04- 800-11241 A-B.

This being a portion of the same property conveyed to James Richardson and wife, Barbara Richardson by deed dated May 31, 2002, and of record in Deed Book 313, Page 47, in the Register's Office of Carroll County, Tennessee.

Parcel ID Number: **143 02706 000**

Address/Description: **510 Milam Road, Yuma, TN 38390**

Current Owner(s): **Jo Ann Richardson**

Other Interested Party(ies): **LVNV Funding, LLC.**

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

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 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 office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 19-01909 FC01