

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, Josh S. Wadley and Tabetha Wadley executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for American Home Mortgage, Lender and Gregg Murphy, Trustee(s), which was dated October 27, 2006, and recorded on October 30, 2006 in Book 555, Page 728, Instrument Number 117137 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, U.S. 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 25, 2019, at 1 p.m. 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:

BEGINNING at a stake on the Southeast corner of the Grantor's Original Tract of land and runs thence west 254 feet to a stake being a corner of this tract; thence north 75 feet to a stake; thence east 285 feet to a stake in the west margin of the Christmasville-McKenzie black-top road; thence south 75 feet to the beginning, containing approximately 0.5 acres more or less. (Also now know as "Oak Grove Road")

Being the same property conveyed to the grantor herein by deed recorded in Deed book 333, page 262, in the Register's Office of Carroll County, Tennessee.

Parcel ID Number: **058 02000 000**

Address/Description: **385 Oak Grove Road, Trezevant, TN 38258.**

Current Owner(s): **Josh S Wadley.**

Other Interested Party(ies): **N/A**

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.: **17-19572 FC01**