

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on May 8, 2019 at 11:00 AM, at the Carroll County Courthouse (TN) located in Huntingdon, Carroll County, Tennessee, pursuant to Deed of Trust executed by James S. Simmons and Jennifer A. Simmons, to Mary Ruth Tackett, State Director, Trustee, as trustee for United States of America acting through the Rural Housing Service or successor agency, United States Department Of Agriculture on 6th day of May, 2004 in REC Book 520, Page 393 at Instrument Number 101714, in the Office of the Register of Carroll County, Tennessee; conducted by Terra Abstract Tennessee, Inc., having been appointed Substitute or Successor Trustee. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: United States of America, acting through the Rural Housing Service, USDA, f/k/a the Farmers Home Administration.

The following real estate located in Carroll County, Tennessee, will be sold to the highest call bidder:

Described property located in Carroll County, Tennessee, to wit: Lying and being situated in the Town of Huntingdon, Tennessee, and adjoining the North margin of the city limits and on the North side of Rollins Road and described as follows: Beginning at a stake in the North margin of Hawkins Lane, the same being the Southeast corner of the Paul Wilson lot; thence North with Wilson East line about 388 feet to Frank Taylor line and East with the same Frank Taylor line to stake, 75 feet to stake; thence Southerly direction about 388 feet to a stake on North side of Hawkins Lane; thence West with said road or street 75 feet to the point of beginning.

Street Address: 161 Hawkins Lane, Huntingdon, TN 38344

Parcel Number: 073C-B-012.00

Current Owner(s) of Property: James S. Simmons and wife, Jennifer A. Simmons

Other Interested Parties:

The street address of the above described property is believed to be 161 Hawkins Lane, Huntingdon, TN 38344, but such address is not a part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

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; 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.

If the United States has any lien or claimed lien on the property, notice required by 26 U.S.C. § 7425(b) to be given to the United States has been timely given. The sale of the land described above will be subject to the right of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1).]

If the State of Tennessee has any lien or claimed lien on the property, notice required by § 67-1-1433(b)(1) of the Tennessee Code to be given to the state of Tennessee has been timely given. The sale of the land described above will be subject to the right of the state of Tennessee to redeem the land as provided for in § 67-1-1433(c)(1) of the Tennessee Code.]

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust. 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. The full amount of the winning bid must be remitted by certified funds at the conclusion of the sale.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time prior to delivery of deed to the winning bidder.

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

Terra Abstract Tennessee, Inc.,
Substitute Trustee
1709 Devonshire Drive Columbia, SC 29204
Phone: 615-265-0443
Fax: 443-815-3931
File No: TN201800000065