

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated June 12, 2013, executed by ROGER WHITE, VIRGINIA WHITE, conveying certain real property therein described to ELIZABETH A CASH, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded June 14, 2013, in Deed Book 625, Page 922 ; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to LakeView Loan Servicing, LLC. who is now the owner of said debt; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Carroll County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on **June 20, 2019 at 1 p.m.** at the East Court House Door of the Carroll County Courthouse, 99 Court Street, Huntingdon, TN 38344, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Carroll County, Tennessee, to wit:

WITHIN THE CORPORATE LIMITS OF THE CITY OF MCKENZIE, BEING LOT NO. 30 IN THE HIGHLAND SUBDIVISION TO THE CITY OF MCKENZIE, A PLAT OF WHICH APPEARS OF RECORD IN DEED BOOK 118, PAGE 423, REGISTER'S OFFICE FOR CARROLL COUNTY, TENNESSEE AND BEGINNING ON THE WEST MARGIN OF WINDOL STREET AND THE NORTH MARGIN OF WILLARD STREET, WHERE THE SAME INTERSECT AND RUNS THENCE NORTH 16 DEGREES WEST WITH THE WEST MARGIN OF WINDOL STREET 90 FEET TO THE SOUTHEAST CORNER OF LOT NO. 29: THENCE SOUTH 80 DEGREES 30 MINUTES WEST WITH THE SOUTH BOUNDARY OF LOT NO. 29 A DISTANCE OF 168 FEET TO THE SOUTHWEST CORNER OF LOT NO. 29, AND THE SOUTHEAST CORNER OF LOT NO. 25, AND THE NORTHEAST CORNER OF LOT NO. 23; THENCE SOUTH WITH THE EAST BOUNDARY OF LOT NO. 23 A DISTANCE OF 90 FEET TO THE NORTH MARGIN OF WILLARD STREET; THENCE NORTH 80 DEGREES 30 MINUTES EAST 176 FEET TO THE POINT OF BEGINNING.

Parcel ID: 016DE01900000446

PROPERTY ADDRESS: The street address of the property is believed to be **85 WINDOL ST, MCKENZIE, TN 38201**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

CURRENT OWNER(S): ROGER WHITE, VIRGINIA WHITE

OTHER INTERESTED PARTIES:

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid 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; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded 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. 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 Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

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

Rubin Lublin TN, PLLC, Substitute Trustee
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