

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 November 20, 2017, executed by CANDICE E YANT, conveying certain real property therein described to MEGAN K TROTT, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded November 22, 2017, in Deed Book 665, Page 958-968 at Instrument Number 171074; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to PennyMac Loan Services, 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 **July 3, 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:

LYING AND BEING SITUATED IN THE 4TH CIVIL DISTRICT, CARROLL COUNTY STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE NORTH EDGE OF SIDEWALK ON THE SOUTH MARGIN OF WOODROW AVENUE AND MCKENZIE PRIMITIVE BAPTIST CHURCH N-E CORNER, THENCE S-89 DEGREES 00'-E 65 FEET ALONG THE NORTH EDGE OF SIDEWALK TO AN IRON PIN, THENCE S-0 DEGREES 30' -E 75 FEET TO AN IRON PIN ON SARA BABBS NORTH LINE; THENCE N-89 DEGREES 00' -W 65 FEET ALONG BABBS NORTH LINE TO A COTTON SPINDLE; THENCE N-0 DEGREES 30' -W 75 FEET ALONG EAST LINE OF MCKENZIE PRIMITIVE BAPTIST CHURCH, THE POINT OF BEGINNING. DESCRIPTION TAKEN FROWN PREVIOUS DEED MAP 12E - GROUP J - PARCEL 17. FOR SOURCE OF TITLE SEE BOOK 381, PAGE 325 , REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE.

Parcel ID: 012EJ01700000446

PROPERTY ADDRESS: The street address of the property is believed to be **25 WOODROW AVE, 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): CANDICE E YANT

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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Ad #156942, 06/04/2019, 06/11/2019, 06/18/2019