

# SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **July 10, 2019 on or about 11 a.m. local time**, at the East door, Carroll County Courthouse, Huntingdon, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by U. L. DEPRIEST AND PAULINE DEPRIEST, to ATTY ARNOLD M WEISS, A RESIDENT OF SHELBY COUNTY, Trustee, on April 6, 2004, at Record Book 519, Page 480-495 as Instrument No. 101341 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: New Residential Mortgage Loan Trust 2018-5

The following real estate located in Carroll County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

**THIS IS TO CERTIFY THAT REASONS ENGINEERING & ASSOCIATES, INC., R.L.S. # 508, HAVE SURVEYED THE FOLLOWING TRACT OF LAND LYING IN THE 21ST CIVIL DISTRICT, CARROLL COUNTY, TENNESSEE AND BEING PART OF A LARGER TRACT OF LAND BELONGING TO HAROLD & BETTY CROCKER LIFE ESTATE AS RECORDED IN DEED BOOK 316, PAGE 865, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN SET IN THE NORTH MARGIN OF CHURCH STREET (25' FROM CENTERLINE), WHICH POINT IS THE SOUTHEAST CORNER OF HAROLD CROCKER AS RECORDED IN DEED BOOK 137, PAGE 25, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE, FROM THE POINT OF BEGINNING AND WITH THE EAST LINE OF CROCKER, N 0 DEGREES 07 MINUTES 37 SECONDS E 175.00 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE, ON NEW LINES THROUGH CROCKER, THE FOLLOWING CALLS:**

**S 89 DEGREES 11 MINUTES 15 SECONDS E 130.00 FEET TO AN IRON PIN SET;**

**S 0 DEGREES 07 MINUTES 37 SECONDS W 175.00 FEET TO AN IRON PIN SET IN THE NORTH MARGIN OF CHURCH STREET;**

**THENCE, WITH THE NORTH MARGIN OF CHURCH STREET, N 89 DEGREES 11 MINUTES 15 SECONDS W 130.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.52 ACRE.**

**THERE IS LOCATED ON THE ABOVE DESCRIBED LOT, A ONE STORY FRAME HOUSE AS SHOWN ON PLAT.**

**BEING THE SAME REAL PROPERTY CONVEYED TO U. L. DEPRIEST AND WIFE, PAULINE DEPRIEST BY DEED APPEARING OF RECORD IN DEED BOOK 321, PAGE 340. IN THE REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE.**

Tax ID: 079J F 00501 000

Current Owner(s) of Property: U. L. DEPRIEST AND PAULINE DEPRIEST

The street address of the above described property is believed to be 13870 Church Street, Atwood, TN 38220, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

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

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 TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.

OTHER INTERESTED PARTIES: THE BANK OF NASHVILLE AND CAPITAL ONE BANK (USA), N.A AND LVNV FUNDING LLC ASSIGNEE OF GE CAPITAL-HOME SHOPPING NE

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 14-000546-670-4

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)  
Premier Building, Suite 404, 5217 Maryland Way, Brentwood, Tennessee 37027  
TN INVESTORS PAGE: [HTTP://MWZMLAW.COM/TN\\_INVESTORS.PHP](http://mwzmlaw.com/tn_investors.php)