

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **August 1, 2019 on or about 1 p.m. local time**, at the East Door, Carroll County Courthouse, 99 Court Square, Huntingdon, TN 38344, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by ALICE CURNUTT AND JOHN KENT CURNUTT, to Charles P Wilson, Trustee, on September 26, 2002, at Record Book 493, Page 777-787 as Instrument No. 91100 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: PHH MORTGAGE CORPORATION

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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF CARROLL COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WITHIN THE CORPORATE LIMITS OF THE CITY OF MCKENZIE AND BEGINNING AT THE SOUTHEAST CORNER OF THE E. B. PLUMMER LOT AND RUNS THENCE EAST 105 FEET, MORE OR LESS, TO WHAT WAS THE H.B. THOMAS LINE; THENCE SOUTH WITH WHAT WAS THE H.B. THOMAS LINE TO THE NORTH BOUNDARY OF WEST END AVENUE; THENCE WEST WITH THE NORTH BOUNDARY LINE OF WEST END AVENUE TO THE SOUTHEAST CORNER OF THE LOT FORMERLY OWNED BY SOLOMON REESE; THENCE IN A NORTHERLY DIRECTION WITH THE EAST BOUNDARY OF THE SOLOMON REESE LOT TO HIS NORTHEAST CORNER; THENCE IN A WESTERLY DIRECTION WITH THE SAID REESE LINE TO THE SOUTHEAST CORNER OF LOT FORMERLY OWNED BY E. B. PLUMMER, A DISTANCE OF EIGHT OR TEN FEET, TO THE POINT OF BEGINNING. DESCRIPTION TAKEN FROM PRIOR DEED REFERENCED HEREIN.

FOR SOURCE OF TITLE, SEE DEED BOOK 106, PAGE 500, AND DEED BOOK 230, PAGE 411, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE. MAP 12L, GROUP N/12E, PARCEL 5.00, ASSESSOR OF PROPERTY'S OFFICE FOR CARROLL COUNTY, TENNESSEE. EDWIN CARTER IS DECEASED, AND HIS ESTATE WAS DULY PROBATED IN CASE NO. 01-PE-005, PROBATE COURT, CARROLL COUNTY, TENNESSEE. IN THE LAST WILL AND TESTAMENT OF DEWIN CARTER, JAMES EDWIN CARTER, GRANTOR HEREIN, WAS BEQUEATHED THE ABOVE SET OUT PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO JOHN CURNUTT AND WIFE, ALICE CURNUTT, BY DEED OF JAMES EDWIN CARTER AS THE SAME APPEARS OF RECORD IN DEED BOOK 314, PAGE 241, RESISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE.

Tax ID: 012E N 00500 000

Current Owner(s) of Property: ALICE CURNUTT AND JOHN KENT CURNUTT

The street address of the above described property is believed to be 80 West End Ave, McKenzie, TN 38201, 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: ESTATE OF JOHN KENT CURNUTT

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. 19-000042-671-1

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)