

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, David Duncan executed a Deed of Trust to JPMorgan Chase Bank, N. A., Lender and W. Kent Jones, Trustee(s), which was dated June 10, 2008, and recorded on June 16, 2008 in Book 577, Page 159, in Carroll County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, Lakeview Loan Servicing LLC, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on July 18, 2019, at 1:00PM at the usual and customary location at the Carroll County Courthouse, Huntingdon, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Carroll County, Tennessee, to wit:

BEGINNING at an iron pin on the east margin of Cherrywood Road, and 240 feet south of the south margin of Clearview Drive; thence S 0 degrees 25' W, 120 feet along margin to an iron pin; thence S 89 degrees 30' E, 300 feet along the north line of Lot #7 to an iron pin on the west line of Lot #11; thence N 0 degrees 25' E 120 feet along west line of Lot #11 to an iron pin at the S-E corner of Lot #9; thence N 89 degrees 30' W, 300 feet along the south line of Lot #9 to the point of beginning. Containing 0.83 acres. Description taken from survey of Samuel K. Carrell, Tennessee RLS No. 349, dated February 24, 1992.

For source of title, see Deed Book 230, page 377, Register's Office of Carroll County, Tennessee.

FOR TITLE SEE DEED BOOK 340, PAGE 865, ROCCT.

Parcel ID Number: **016 029.02**

Address/Description: **9250 Highway 436, McKenzie, TN 38201.**

Current Owner(s): **David Duncan.**

Other Interested Party(ies): **N/A**

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

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 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.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 19-06635 FC01