

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, Jennifer Ward executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FirstBank, Lender and Donald K. Holsinger, Jr., Trustee(s), which was dated October 9, 2012, and recorded on October 15, 2012 in Book 618, Page 667, Instrument Number 148240 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, Branch Banking and Trust Company, (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 September 17, 2019, at 12:00PM 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:

Within the corporate limits of the City of McKenzie and BEGINNING at an iron stake on the west margin of the sidewalk on the west side of Bailey Avenue and on the south margin of Floyd Noel's driveway in line with the outside edge of the concrete curb leading from Bailey Avenue onto said driveway, this being the beginning corner of the lot or parcel of land deeded to P.L. Fite and wife by Mrs. Fannye B. Moore on July 19, 1947 as shown of record in Deed Book 93, Page 278, Register's Office for Carroll County, Tennessee, and runs westwardly and parallel with the north all of the brick garage situated on the lot hereby conveyed 132 1/2 feet to an iron stake, the agreed corner of the Floyd Noel lot and the east boundary of the James Gregg lot; thence south with Gregg's east boundary and "parallel" with Bailey Avenue 174 feet to the north margin of the sidewalk on the north side of Magnolia Street; thence east with the north margin of said sidewalk 132 1/2 feet to the west margin of the sidewalk on the west side of Bailey Avenue; then north with the west margin of said sidewalk along Bailey Avenue 174 feet to the beginning, included in this transfer all rights and title to said sidewalks and plots to the curbs of said streets, except such rights and easements now held thereto by the City of McKenzie, being what is known as the N. B. and Fannye B. Moore homeplace and is the same property deeded to Charles C. Privette, Sr., and wife, Mary Joyce Privette on May 20, 1961 as shown of record in Deed Book 117, Page 248, Register's Office of Carroll County, Tennessee, to which reference is here made. This being the same property conveyed to Jennifer Ward by deed of James A. Purcell dated October 9, 2012, and recorded in Deed Book 358, Page 870, Register's Office of Carroll County, Tennessee.

Parcel ID Number: **012E L 008.00**

Address/Description: **386 Magnolia Avenue, McKenzie, TN 38201.**

Current Owner(s): **Jennifer Ward.**

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.: 18-23613 FC02

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