

# NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

**WHEREAS**, Iris Barnes executed a Deed of Trust to Regions Bank d/b/a Regions Mortgage, Lender and Susan Voss, Trustee(s), which was dated May 21, 2018, and recorded on May 22, 2018 in Book 670, Page 28, Instrument Number 173171 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, Regions Bank DBA Regions Mortgage, (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 October 10, 2019, at 1 p.m. 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:

Tax Map 81B, Group A, Control Map 81B, Parcel 17.00, Assessor of Property's Office of Carroll County, Tennessee, consisting of 0.46 acre.

BEGINNING at a stake in the southwest corner of Jason Surratt (Map 81B, Group A, Parcel 16.00), the east margin of Harrell Street and the northwest corner of this tract; runs thence east 196.9 feet along the south line of Surratt to the common corner of Surratt, John Newsome (Map 81B, Group A, Parcel 6.00) and the northwest corner of Darrell Ridgeley (Map 81B, Group A, Parcel 5.00); runs thence south 107.6 feet along the east line of this tract to the north line of Brenda Carroll (Map 81B, Group A, Parcel 18.00); runs thence west 193.3 feet along the north line of Carroll to the east margin of Harrell Street; runs thence north 100.4 feet along the street and the west margin of this tract to the point of beginning, containing 0.46 acre.

The above description is the same as in the previous deed of record.

For source of title, see Warranty Deed Book, 383, Page 426, Register's Office of Carroll County, Tennessee.

Property Address: 130 Harrell Street, McLemoresville, TN.

Parcel ID Number: **081B A 017.00**

Address/Description: **130 Harrell Street, McLemoresville, TN 38235**

Current Owner(s): **Iris Barnes.**

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.: 19-11750 FC01**