

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, Mona A. Harris executed a Deed of Trust to United States of America, acting through the Rural Housing Service or successor agency, United States Department of Agriculture, Lender and David Seivers, Trustee(s), which was dated June 24, 1994, and recorded on June 24, 1994 in Book TD368, Page 316, 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, Rural Housing Service, U.S. Department of Agriculture, (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 January 15, 2020, 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:

BEGINNING at a point in the cul-de-sac at the end of Bridgeman Street, which is a Southwest corner of the Huntingdon Housing Authority property and an interior corner of a tract of land belonging to Serl Anderson; thence North 30° 25' West 24.3 feet with the West right-of-way of Bridgeman Street and Serl Anderson's East line to a point in the cul-de-sac which is the beginning of the herein described lot, and its Southeast corner; thence North 30° 25' West 90.0 feet with the West right-of-way of Bridgeman Street to a stake which is the Northeast corner of the herein described lot; thence South 72° 35' West 115.0 feet to a stake which is the Northwest corner of the herein described lot; thence South 30° 25' East 90.0 feet to a stake which is the Southwest corner of the herein described lot; thence North 72° 35' East 115.0 feet to the point of beginning. This lot contains a calculated area of 10,084.5 square feet. The above description is the same as in the previous deed of record. This being the same property conveyed to Mona A. Harris, by Deed from Dennis N. Jordan and wife, Deborah L. Jordan, as recorded in Deed Book 267, Page 269, Register's Office of Carroll County, Tennessee.

Parcel ID Number: **073F D 04400 000**

Address/Description: **419 Bridgeman Street, Huntingdon, TN 38344.**

Current Owner(s): **MONA A. HARRIS**

Other Interested Party(ies): **Cavalry Portfolio Services, LLC as assignee of CitiFinancial.**

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.: 19-14154 FC01