

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, Amanda D. Scalf executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., As Beneficiary, As Nominee For Carroll Bank And Trust, Its Successors and Assigns, Lender and W. Kent Jones, Trustee(s), which was dated November 3, 2017, and recorded on November 8, 2017 in Book 665, Page 634, Instrument Number 170931 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, Flagstar Bank, FSB, (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 February 6, 2020, 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:

One five room dwelling located on lot in the corporate limits of the Town of Huntingdon, Tennessee, and bounded as follows: BEGINNING at a stake in the west margin of Armory Street in the City of Huntingdon, this being the northeast corner of the Billy Dillahunty property and also being the southeast corner of the lot herein conveyed and runs North 22 degrees west with the west margin of Armory Street 100 feet to a stake; thence South 68 degrees west with the boundary line of W. W. McDonald 190 feet to a stake in an old fence row; thence south 22 degrees east with said fence row 100 feet to a stake; thence north 68 degrees east with the line of Billy Dillahunty, 190 feet to the point of beginning.

This property is subject to the restrictive covenant that no house shall be erected upon this lot which has a value or costs of construction of less than \$7,500.00.

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

For source of title, see Deed Book 381 page 173 Register's office of Carroll County, Tennessee.

Parcel ID Number: **073C E 003.00**

Address/Description: **329 Armory Street, Huntingdon, TN 38344.**

Current Owner(s): **AMANDA D. SCALF.**

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.: 19-19848 FC01