

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated October 26, 2016, executed by PATRICIA POTEET, SANDRA POTEET, conveying certain real property therein described to WILSON & ASSOCIATES P.L.L.C., as Trustee, as same appears of record in the Register's Office of McMinn County, Tennessee recorded November 16, 2016, in Deed Book 1107, Page 21 ; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to PennyMac Loan Services, LLC who is now the owner of said debt; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of McMinn County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on **April 30, 2020** at 1 p.m. at the Front Entrance of the McMinn County Courthouse, 6 East Madison Avenue, Athens, TN 37303, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in McMinn County, Tennessee, to wit:

TRACT ONE: SITUATED IN THE 2ND CIVIL DISTRICT OF MCMINN COUNTY, TENNESSEE: BEGINNING AT AN IRON PIPE ON THE SOUTHWEST SIDE OF COG HILL - WETMORE ROAD AND 265 FEET FROM THE POLK COUNTY LINE AS MEASURED ALONG THE SOUTHWEST SIDE OF SAID ROAD; THENCE SOUTH 49 DEGREES AND 45 MINUTES WEST 106 FEET TO THE WELL; THENCE NORTH 31 DEGREES AND 15 MINUTE WEST 126.5 FEET TO A 5 INCH CEDAR TREE IN FENCE LINE; THENCE NORTH 73 DEGREES AND 30 MINUTES EAST 99.5 FEET TO AN IRON PIPE ON SIDE OF ROAD; THENCE WITH SIDE OF ROAD SOUTH 38 DEGREES EAST 90.5 FEET TO THE BEGINNING. ALSO CONVEYED HERewith IS AN EASEMENT TO THE WELL ON THE CORNER OF THE GRANTOR AND ADJOINING THE PROPERTY HEREIN CONVEYED.

TRACT TWO: SITUATED IN THE FIRST CIVIL DISTRICT OF MCMINN COUNTY, TENNESSEE, NEAR DELANO, BEGINNING AT A BORED WELL IN THE LINE WILLIAM POTEET AND LUCIUS POTEET PROPERTY; THENCE RUNNING 180 FEET SOUTHWARDLY TO THE POLK COUNTY LINE AND CONCRETE POST; THENCE WEST WITH THE POLK COUNTY LINE TO BOWATER ROAD AT CONCRETE BLOCK, 35 FEET; THENCE 314 FEET WITH THE EAST LINE OF BOWATER ROAD NORTHWESTWARDLY TO CONCRETE POST IN LINE OF LAKE WILLIAMS; THENCE EAST WITH THE LINE OF LAKE WILLIAMS 369 FEET TO A SIX INCH CEDAR TREE; THENCE SOUTH WITH WILLIAM POTEET LINE 126 FEET TO THE WELL AND BEGINNING POINT. TRACT ONE IS SUBJECT TO WELL EASEMENT AS STATED IN DEED TO PATSY C. POTEET IN DEED BOOK 13-U, PAGE 442 IN THE REGISTER'S OFFICE OF MCMINN COUNTY, TENNESSEE

Parcel ID: 132-131.00 & 132-132.00

PROPERTY ADDRESS: The street address of the property is believed to be **200 County Rd 860, Delano, TN 37325**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

CURRENT OWNER(S): PATRICIA POTEET, SANDRA POTEET

OTHER INTERESTED PARTIES:

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid 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; and to any matter that an accurate survey of the premises might disclose.

This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee.

This sale may be rescinded at any time. 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.

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 Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Rubin Lublin TN, PLLC, Substitute Trustee
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Ad #171864: 2020-03-03