

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, Michael F. Seimo and Deana R. Seimo executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Advantage Mortgage and Consulting, LLC, Lender and Old Republic Title Company of Tennessee, Trustee(s), which was dated February 13, 2002, and recorded on February 14, 2002 in Book 484, Page 409, Instrument Number 87002 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, NewRez LLC d/b/a Shellpoint Mortgage Servicing, (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 April 2, 2020, at 1:00PM 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 stake in the center of the South Poplar within the corporate limits of the Town of Huntingdon and BEGINNING at a stake at the margin of the Forney Road and Joe F. Smith's southeast corner and runs in a westerly direction with Joe F. Smith's line 143 feet, to the Mebane heirs east line; thence in a southern direction with the Mebane heirs east line 82 feet 4 inches to Ben W. Smith's northwest corner; thence in an eastward direction with Ben W. Smith's corner; thence in an eastward direction with Ben W. Smith's north line 184 feet to the Forney Road, thence with the Forney Road 80 feet to the point of beginning. For source of title, see Deed Book 280, page 284, Register's Office of Carroll County, Tennessee. Map 72A - Group A-, Parcel 5, Assessor of Property's Office for Carroll County, Tennessee.

Parcel ID Number: **072A 005.00**

Address/Description: **149 Forney Rd, Huntingdon, TN 38344.**

Current Owner(s): **Michael F. Seimo and Deana R. Seimo.**

Other Interested Party(ies): **United Bank.**

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.: 20-02429 FC01