

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, James E. Richardson and Barbara N. Richardson executed a Deed of Trust to National City Mortgage Co., Lender and "Trustee Not Named", Trustee(s), which was dated September 30, 2004, and recorded on October 28, 2004, in Book 527, at Page 109, Instrument Number 104769 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, PNC Bank, National Association, (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 9, 2021**, at **10 a.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:

Map 143, Group _____, Parcel 027.04

BEGINNING at a 36" hickory in fence corner at the northwest corner of this and the original tract; thence with fence and original tract west boundary, South 15 degrees 56 minutes 55 seconds West, 687.76 feet to an iron pin set (1991); thence continuing this bearing 379.55 feet to a 24" post oak in fence; thence an additional 290.99 feet to spike set in the centerline of the Billy Ray Milam Road; thence with centerline of said road for a total of 295.83 feet in two calls as follows: South 78 degrees 51 minutes 39 seconds East, 245.76 feet, and South 66 degrees 58 minutes 30 seconds East, 50.07 feet to a spike set (1991) at southwest corner of Tract 2 and the southeast corner of this tract; thence leaving road with the west boundary of Tract 2, North 21 degrees 23 minutes 49 seconds East, 30.00 feet to an iron pin set (1991); thence continuing this bearing an additional 1,289.41 feet to an iron pin set; and thence an additional 76.06 feet to an iron pin set in original tract north boundary, the northwest corner of Tract 2 and the northeast corner of this tract; thence with original boundary fence, as follows: North 79 degrees 32 minutes 00 seconds West, 329.41 feet to a point; and North 82 degrees 06 minutes 14 seconds West, 100.17 feet to the beginning, containing 11.321 acres, less that 0.183 acre tract of land conveyed to James Richardson and wife, Barbara Richardson by Quitclaim Deed from James Richardson and wife, Barbara Richardson dated September 16, 2004 and recorded in Deed Book 323, Page 282 in the Register's Office of Carroll County, Tennessee, for a total of 11.138 acres.

The above described is encumbered by approximately 0.170 acre of road and utility easement extending 25 feet from the centerline of Milam Road.

Included and affixed to this property is a 2004 Champion BB-800-V Mobile Home bearing Serial No. 21-04-800-11241A-B, as evidenced by the Affidavit of Affixation recorded in the Register's Office for Carroll County, Tennessee on October 28, 2004, at Warranty Deed Book 323, Pages 723- 728.

This being a portion of the same property conveyed to James Richardson and wife, Barbara Richardson by deed from Joseph Rex Donaldson dated May 31, 2002 and recorded in Deed Book 313, Page 047 in the Register's Office of Carroll County, Tennessee.

Parcel ID Number: **143 02706 000**
Address/Description: **510 Milam Road, Yuma, TN 38390**
Current Owner(s): **Jo Ann Richardson**
Other Interested Party(ies): **LVNV Funding, LLC**

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.: 19-01909 FC01