

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, David Reid and Janet Reid executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Quicken Loans, Inc., Lender and Joseph B. Pitt, Jr., Trustee(s), which was dated February 1, 2016, and recorded on February 12, 2016, in Book 649, at Page 439 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, Quicken Loans, LLC, (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 **June 3, 2021, 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:

Tax Id Number(s): 012L E 00100 000446

Land Situated in the County of Carroll in the State of TN

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CML DISTRICT OF CARROLL COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF NANCY POWELL'S TRACT IN THE EASTERLY MARGIN OF NORTH MAIN STREET; THENCE ALONG SAID MARGIN NORTH 113.47 FEET TO THE INTERSECTION OF NORTH MAIN STREET AND EAST FORREST AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF EAST FORREST AVENUE NORTH 61 DEGREES 13 MINUTES EAST 64.20 FEET TO A POINT; THENCE ALONG A CURVE IN A NORTHEASTERLY DIRECTION 140 FEET, MORE OR LESS; THENCE SOUTH 74 DEGREES 09 MINUTES EAST 13 FEET TO A POINT; THENCE LEAVING SAID AVENUE, SOUTH 23 DEGREES 45 MINUTES WEST 123.24 FEET TO A POINT; THENCE SOUTH 30 FEET TO A POINT IN THE NORTHERLY LINE OF NANCY POWELL TRACK; THENCE ALONG SAID LINE SOUTH 89 DEGREES 25 MINUTES WEST, 158.18 FEET TO THE BEGINNING.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Being the same property conveyed to David Reid and wife, Janet Reid, by deed dated June 21, 2006 of record in Deed Book 331, Page 666, in the County Clerk's Office.

Commonly known as: 758 Main Street North, McKenzie, TN 38201

Parcel ID Number: **04-012-L-012-L-E-001**

Address/Description: **758 Main St. N, McKenzie, TN 38201**

Current Owner(s): **David Reid and Janet Reid**

Other Interested Party(ies):

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.: 21-02517 FC01