

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Default having been made in the payment of the debts and obligations described in and secured by a certain Deed of Trust executed by RICHARD BOWMAN AND MARGARET BOWMAN, husband and wife to Kevin Wilson, Trustee, recorded July 27, 2007 in Carroll County Register's Office at Book 565 Page 829 and the beneficial interest of said Deed of Trust is owned by Northpointe Bank, and the undersigned having been appointed Successor Trustee by instrument recorded in said Register's Office, this is notice that the undersigned will on **January 11, 2022 at 1 p.m.** local time, at the Carroll County Courthouse, Huntingdon, Tennessee will proceed to sell at public outcry to the highest and best bidder for cash the following property located in Carroll County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, assessments or easements, liens, zoning ordinances, restrictions, covenants and any security deeds, mortgages or deeds of trust superior to the Security Deed first set out above, any prior liens, and encumbrances of record.

Described property is located on Damron Road, containing 1.936 acres, all as described Warranty Deed Book 328, Page 329, in the Register's Office for Carroll County, Tennessee. Also conveyed herewith is a 1999 Oakc Manufactured Home, Serial Number MSFLW25A014990C12, which is permanently attached to and made a part of the real property. Being the same property conveyed to Richard Bowman and wife, Margaret Bowman, by Warranty Deed, dated October 21, 2005, and recorded October 24, 2005, at Warranty Deed Book 328, Page 329, in the Register's Office for Carroll County, Tennessee.

Property Address: 231 Damron Rd, Yuma, TN 38390-4445

TAX ID: 14-165- -165- - -005.03- -000

Current Owner(s) of Property: RICHARD BOWMAN AND MARGARET BOWMAN, husband and wife

The street address of the above described property is believed to be 231 Damron Rd, Yuma, TN 38390-4445 but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

Other Interested Parties: None

All right of equity of redemption, statutory and otherwise, and homestead 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 sale to another day, time and place certain without further publication, upon announcement of the time and place for the sale set forth above. If you purchase the property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of certified bank check made payable to Solomon Baggett, LLC Escrow Account. No personal checks will be accepted. You must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

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

Robert J. Solomon, Substitute Trustee
Solomon I Baggett, LLC, 3763 Rogers Bridge Rd., Duluth, GA 30097
(678) 243-2512
Our File No. NDS.023163