

# **SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on April 1, 2022 on or about 2 p.m. local time, at the East Door, Carroll County Courthouse, 99 Court Square, Huntingdon, TN 38344, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by STACY BAKER, to Byrd & Byrd, PLLC Attorneys at Law, Trustee, on May 27, 2021, at Record Book 704, Page 939-956 as Instrument No. 188453 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: Mid America Mortgage, Inc.

The following real estate located in Carroll County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

**Lying and being situated in the Town of Trezevant, on the east side of the Trezevant to Christmasville Road, more particularly described as follows to wit:**

**Beginning at a stake on the southwest corner of Johnny Arnold thence east with the line of Arnold 200 feet to a stake; thence south parallel with road 288 1/2 feet to a stake; thence west 206 feet to the said Trezevant to Christmasville Road; thence north with said road 250 feet to the Point of Beginning.**

**Being the same property conveyed to Stacy Baker from Mitchell Akins and Kirk Akins, by Warranty Deed dated May 27, 2021, and recorded in Deed Book 398, Page 801, in the Register's Office of Carroll County, Tennessee.**

**Address: 60 Highway 190, Trezevant, TN 38258**

**Map 58N, Group B, Parcel 4.00**

Tax ID: 058N-NB-004.00

Current Owner(s) of Property: STACY BAKER

The street address of the above described property is believed to be 60 Highway 190, Trezevant, TN 38258, 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 OCCUPANT(S) RIGHTS IN POSSESSION.**

**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. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.**

**OTHER INTERESTED PARTIES: None**

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 22-000004-453-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)

Cool Springs Commons, Suite 273

7100 Commerce Way, Brentwood, TN 37027

TN INVESTORS PAGE: [HTTP://MWZMLAW.COM/TN\\_INVESTORS.PHP](http://mwzmlaw.com/tn_investors.php)