

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **June 29, 2022 on or about 11 a.m. local time**, at the East door, Carroll County Courthouse, Huntingdon, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by JESSE D. EIDSON AND THERESA L EIDSON, to Richard Rice, Trustee, on October 13, 2015, at Record Book 646, Page 909-924 as Instrument No. 162081 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: Reverse Mortgage Funding LLC

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:

Located in the 11th Civil District of Carroll County, Tennessee, and more particularly described as follows:

Beginning at a corner fence post in the South margin of 70 Highway, same being Mrs. Nathan Williams' Northeast corner; runs thence South 03 degrees, 15 minutes West with Williams' East line, 936 feet to a corner fence post; thence North 89 degrees East with Williams' North line, 1246 feet to the center of an old road; thence North 02 degrees, 45 minutes East with the center of said old road 559 feet to C.D. Dupree's Southeast corner, thence Due West with C.D. Dupree's South line, 546 feet to a corner fence post in Curtis Dupree's East line; thence South 03 degrees, 30 minutes West with Curtis Dupree's East line, 29 feet to a corner fence post; thence South 81 degrees West with Curtis Dupree's South line, 239 feet to a corner fence post; thence North 02 degrees, 30 minutes East with Curtis Dupree's West line, 188 feet to a corner fence post, Lee Rogers' Southeast corner; thence North 89 degrees, 30 minutes West with Rogers' South line, 118 feet to an iron stake; thence North 00 degrees 30 minutes West with Rogers' West line, 258 feet to the South margin of 70 Highway; thence South 85 degrees, 30 minutes West with the South margin of said Highway, 339 feet to the point of beginning, containing 19.1 acres, more or less.

Being the same property conveyed to Jesse D. Eidson from Vanderbilt Mortgage and Finance Inc., by Special Warranty Deed dated May 14, 2014, recorded June 4, 2014, in Book 366, page 325.

APN: 064-047.00

Being the same property conveyed to Jesse D Eidson by way of a Deed dated October 13, 2015, from Jesse D. Eidson, a married man, joined by his spouse Theresa L Eidson in the county of Carroll, Tennessee, recorded at Book 372, Page 42 in the Register's Office of Carroll County, Tennessee.

Tax ID: 064 04700 000

Current Owner(s) of Property: JESSE D. EIDSON AND THERESA L EIDSON

The street address of the above described property is believed to be 25100 Highway 70, Huntingdon, TN 38344, 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. 22-000209-210-1

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

Cool Springs Commons, Suite 273

7100 Commerce Way, Brentwood, TN 37027

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