

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **June 9, 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 ROBERT E BARNHART, to Ashley P. Hill, III, Trustee, on February 2, 2018, at Record Book 667, Page 675-688 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: Specialized Loan Servicing 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:

The following described tract or parcel of land situate, lying and being in the 4th Civil District of Carroll County, State of Tennessee, and more particularly described as follows:

On the Old Paris Highway and beginning at Mary Elizabeth Barnhart's present northeast corner and runs thence west with her north boundary line 220 feet to a stake; thence north 85 feet to a stake; thence east 220 feet to said road; thence south with said road 85 feet to the beginning. Description taken from prior deed referenced herein.

Being the same property conveyed to Robert E. Barnhart from Mary Elizabeth Barnhart by Warranty Deed dated January 6, 1995 and being of record in Deed Book 293, Page 551 in the Register's Office for Carroll County, Tennessee.

Property commonly known as: 805 Old Paris Road, McKenzie, TN 38201

Tax ID: 11 D A 10.03

Current Owner(s) of Property: ROBERT E BARNHART

The street address of the above described property is believed to be 805 Old Paris Road, McKenzie, TN 38201, 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: UNKNOWN HEIRS OF BARNHART, ROBERT E

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. 22-000045-370-1

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)