

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated November 25, 2019, executed by ROBERT S SAVAGE, OLIVIA D SAVAGE, conveying certain real property therein described to ADVANTAGE TITLE, LLC, as Trustee, as same appears of record in the Register's Office of Cumberland County, Tennessee recorded December 23, 2019, in Deed Book 1566, Page 1000; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I who is now the owner of said debt; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Cumberland County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on **June 8, 2022** at 2 p.m. at the Main Entrance at North Main Street of the Cumberland County Courthouse, 2 North Main Street, Crossville, TN 38555, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Cumberland County, Tennessee, to wit:

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CUMBERLAND, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: MAP 96, PARCEL 47.12 TRACT NO. 11: BEGIN ON STAKE IN FENCE, SOUTHERLY MARGIN OF U.S. HIGHWAY 70; THE NORTHEAST CORNER OF TRACT # 10; THE NORTHWEST CORNER OF THIS TRACT AND 900.00 FEET EAST OF RIGHT OF WAY MONUMENT AT INTERSECTION OF BROWNTOWN ROAD; THENCE WITH HIGHWAY NORTH 85°54'25" EAST 254.76 FEET AND NORTH 86°29'51" EAST 45.24 FEET TO STAKE AT NORTHWEST CORNER OF TRACT # 12 AND NORTHEAST OF THIS TRACT; THENCE WITH TWELVE, SOUTH 06° 52' 25" WEST 809.61 FEET TO STAKE IN NORTH BOUNDARY OF TRACT # 7; THENCE WITH SEVEN NORTH 89°35'45"WEST 296.50 FEET TO STAKE AT SOUTHEAST CORNER OF TRACT #10; THENCE WITH TEN; NORTH 60°52'25" EAST 786.41 FEET TO A POINT OF BEGINNING AND CONTAINING 5.399 ACRES, AS PER SURVEY BY W. H. ALDRED, RLS # 1087, DATED NOVEMBER 15, 1994.

TRACT NO. 12: BEGIN ON STAKE IN FENCE, SOUTHERLY MARGIN OF U.S. HIGHWAY 70, THE NORTHEAST CORNER OF TRACT # 11, THE NORTHWEST CORNER OF THIS TRACT, AND 1200.00 FEET EAST OF RIGHT OF WAY MONUMENT AT INTERSECTION OF BROWNTOWN ROAD; THENCE WITH HIGHWAY NORTH 86°29'51" EAST 239.55 FEET AND NORTH 86°46'28" EAST 60.45 FEET TO STAKE AT NORTHWEST CORNER OF TRACT # 13; AND NORTHEAST CORNER OF THIS TRACT; THENCE WITH THIRTEEN, SOUTH 06°52'25" WEST 829.89 FEET TO STAKE WHERE TRACTS # 7, # 12, # 13, # 17 ALL JOIN TOGETHER; THENCE WITH SEVEN, NORTH 89°35'45" WEST 297.04 FEET TO STAKE AT SOUTHEAST CORNER OF TRACT # 11; THENCE WITH ELEVEN, NORTH 06°52'25" EAST 809.61 FEET TO A POINT OF BEGINNING, AND CONTAINING 5.555 ACRES AS PER SURVEY BY W. H. ALDRED, RLS #1087, DATED NOVEMBER 15, 1994.

Parcel ID: 096-04712-000

PROPERTY ADDRESS: The street address of the property is believed to be **10065 SPARTA HWY, CROSSVILLE, TN 38572**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

CURRENT OWNER(S): THE ESTATE AND/OR HEIRS AT LAW OF ROBERT S SAVAGE

OTHER INTERESTED PARTIES:

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid 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; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. 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. 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 Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

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

Rubin Lublin TN, PLLC, Substitute Trustee
119 S. Main Street, Suite 500, Memphis, TN 38103
rlselaw.com/property-listing
Tel: (877) 813-0992 Fax: (470) 508-9401