

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 September 18, 2020, executed by JACOB C CAMPBELL and ANGELA CAMPBELL conveying certain real property therein described to CHARLES E. TONKIN, II, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded September 22, 2020, in Deed Book 695, Page 159; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V 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 Carroll 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 **August 2, 2022** at 12 p.m. at the Carroll County Courthouse, 99 Court Street, Huntingdon, TN, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Carroll County, Tennessee, to wit:

LYING AND BEING IN CARROLL COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A COTTON SPINDLE IN THE CENTER OF CHAPEL HILL ROAD AND 787 FEET SOUTHWARD FROM CENTER OF CREEK, THENCE S-81 DEGREES 00"- W 663 FEET THROUGH JAMES R. JOHNSON TO A POINT N-81 DEGREES 00" E-88 FEET EAST OF A SET IRON PIN, THENCE N 5 DEGREES 50" - W 1,070 FEET THROUGH JAMES R. JOHNSON TO A POINT IN CREEK ON DON JOHNSON'S (DB 216, PG. 765) SOUTH LINE N-65 DEGREES 30"- W 400 FEET ALONG CENTER OF CREEK AND JOHNSON'S SOUTH LINE TO A POINT; THENCE N-28 DEGREES 45' W 150 FEET ALONG CENTER ON CREEK AND JOHNSON'S SOUTH LINE TO A POINT ON DENNIS ABERNATHY'S (DB. 307, PF 127) EAST LINE, THENCE S-3 DEGREES 30' W 820 FEET ALONG FENCE AND ABERNATHY'S EAST LINE TO AN IRON PIN AT A FENCE CORNER ON RONNIE PHILLIP'S NORTH LINE, THENCE S-88 DEGREES 00' E 244.48 FEET ALONG FENCE AND PHILLIPS' NORTH LINE TO AN IRON PIN AT A FENCE CORNER, THENCE S-1 DEGREE 00'-W 930 FEET ALONG FENCE AND PHILLIPS' EAST LINE TO A POINT IN FENCE , THENCE N-84 DEGREES 51' 06" -E 1,005.52 FEET THROUGH JOHNSON TO A COTTON SPINDLE IN THE CENTER OF CHAPEL HILL RD., THENCE N-2 DEGREES 49 ` 59"- E 409 FEET ALONG CENTER OF CHAPEL HILL ROAD TO THE POINT OF BEGINNING. CONTAINING 20.03 ACRES, MORE OR LESS.

SUBJECT TO COUNTRY ROAD EASEMENT.

Parcel ID: 019 013.02

PROPERTY ADDRESS: The street address of the property is believed to be **2827 CHAPEL HILL RD, MC KENZIE, TN 38201**. 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): JACOB C CAMPBELL, ANGELA CAMPBELL

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
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