

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **October 27, 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 JON P. SAWYER, to Charles E. Tonkin II, Trustee, on January 28, 2022, at Record Book 714, Page 1065-1081 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: PHH Mortgage Corporation

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:

Beginning at a point in the centerline of Bluebird Lane, which point is the Southwest corner of Margaret Huey (Deed Book 301, Page 296) and the original Northwest corner of Christopher Galloway; thence from the point of beginning, and with the South line of Huey, the following calls: North 71 degrees 56 minutes 00 seconds East 28.78 feet; North 76 degrees 30 minutes 09 seconds East 1131.54 feet to an iron pin found in the West line of Gordon Baker (Deed Book 307, Page 300); thence with the West line of Baker, South 04 degrees 46 minutes 01 second East 152.39 feet to an iron pin set at the Southeast corner of the herein described tract; thence on a new line through Galloway, South 80 degrees 14 minutes 24 seconds West 1138.38 feet to a point in the centerline of Bluebird Lane; thence with the centerline of Bluebird Lane, North 14 degrees 22 minutes 21 seconds West 74.14 feet to the point of beginning, containing 3.00 acres. Surveyed by Advanced Land Surveying, Inc., R.L.S. #1999 on September 4, 2003.

Being the same property conveyed to Jon P. Sawyer by deed recorded in Deed Book 402, page 760 in the Register's Office of Carroll County, Tennessee.

Tax ID: 106 00221 000000

Current Owner(s) of Property: JON P. SAWYER

The street address of the above described property is believed to be 480 Bluebird Ln, 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. 22-000300-671-1

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)