

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Default having been made in the payment of the debts and obligations described in and secured by a certain Deed of Trust executed by Justin Goodrum, a single man to Kathy Winstead, as Trustee for JP Morgan Chase Bank, N.A., recorded February 2, 2009 in Carroll County Register's Office at Book 583 Page 433 as last assigned to J.P. Morgan Mortgage Acquisition Corporation, and the undersigned having been appointed Successor Trustee by instrument recorded in said Register's Office, this is notice that the undersigned will on **January 10, 2023 at 12 p.m.** local time, at the Carroll County Courthouse, 99 Court Street, Huntingdon, Tennessee proceed to sell at public outcry to the highest and best bidder for cash the following property located in Carroll County, Tennessee, which will be sold to the highest call bidder subject to all unpaid taxes, assessments or easements, liens, zoning ordinances, restrictions, covenants and any security deeds, mortgages or deeds of trust superior to the Deed of Trust first set out above, any prior liens, and encumbrances of record.

Described property is Tract Two: Beginning at a stake near a power pole at the west margin of the #22 McKenzie and Huntingdon highway: thence runs southward with said Highway 8.0 rods to a stake; thence westward 8.0 rods to a stake: thence northward, parallel with said Highway 8.0 rods to a stake; thence eastward 8.0 rods to the point of beginning, containing by calculation four tenths of one acre, more or less.

Property Address: 145 Old 22 Road, Huntingdon, TN 38344

TAX ID: 062 072.00

Current Owner(s) of Property: Justin Goodrum, a single man

The street address of the above described property is believed to be 145 Old 22 Road, 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 in the referenced Deed of Trust herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

Other Interested Parties: Midland Credit Management, Inc.

All right of equity of redemption, statutory and otherwise, and homestead 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 right is reserved to cancel the sale or adjourn the sale to another day, time and place certain without further publication, upon announcement of the time and place for the sale set forth above. If you purchase the property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of certified bank check made payable to Solomon Baggett, LLC Escrow Account. No personal checks will be accepted. You must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

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

Robert J. Solomon, Substitute Trustee
Solomon | Baggett, LLC, 3763 Rogers Bridge Rd, Duluth, GA 30097
(678) 243-2515
Our File No. CMS.02623