

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 August 5, 2013, executed by ANGELINE A. LENOIR conveying certain real property therein described to ANDREW C. RAMBO, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded August 14, 2013, in Deed Book 627, Page 737; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to PennyMac Loan Services, LLC 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 **February 2, 2023** at 2 p.m. at the East Court House Door of the Carroll County Courthouse, 99 Court Street, Huntingdon, TN 38344, 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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF CARROLL COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS: LYING AND BEING IN THE CITY OF MCKENZIE, AND BEING LOT NO. 28 OF THE DIAMOND DRIVE SUBDIVISION TO THE CITY OF MCKENZIE, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 12, IN THE REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DIAMOND DRIVE STREET, THIS BEING RIP EDWARDS NORTHWEST CORNER AND RUNS WITH THE RIGHT-OF-WAY OF SAID STREET SOUTH 88 DEGREES 32' WEST 187 FEET TO A POINT, THENCE SOUTH 51 DEGREES 54' WEST 24.1 FEET WITH SAID RIGHT-OF-WAY TO A POINT; THENCE SOUTH 15 DEGREES 17' WEST 89.5 FEET ALONG SAID RIGHT-OF-WAY TO A POINT THIS BEING THE SOUTHWEST CORNER OF THIS LOT AND THE NORTHWEST CORNER OF ALTON CARY LOT #29, AND RUNS THENCE SOUTH 79 DEGREES 19' EAST 237.4 FEET ALONG CARY'S NORTH LINE TO A POINT (THERE IS A FIRE PLUG ON THIS LINE LOCATED 2 FEET FROM THE WEST CORNER); THIS POINT BEING THE SOUTHEAST CORNER OF THIS LOT AND THE SOUTHWEST CORNER OF RIP EDWARDS AND RUNS THENCE NORTH 1 DEGREES 28' WEST 150 FEET WITH EDWARDS WEST LINE TO THE POINT OF BEGINNING. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED AT DEED BOOK 121, PAGE 297, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE. INCLUDED IN THE ABOVE DESCRIPTION BUT TO BE EXCLUDED FROM THIS CONVEYANCE IS A TRACT CONVEYED TO HOWARD R. EDWARDS AND WIFE, VIRGINIA M. EDWARDS, BY DEED RECORD AT DEED BOOK 146, PAGE 265, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE, AS FOLLOWS: IN THE CITY OF MCKENZIE AND BEGINNING AT A POINT ON THE SOUTH MARGIN OF DIAMOND DRIVE AND RIP EDWARDS NORTHWEST CORNER AND RUNS THENCE SOUTH 88 DEGREES 32' WEST 25 FEET TO JOHN S. SMOOT'S NEW NORTHEAST CORNER; THENCE SOUTH 7 DEGREES EAST 146 FEET TO A STAKE ON JOHN PADGETT'S NORTH LINE; THENCE SOUTH 79 DEGREES 19' EAST 12 FEET TO EDWARDS' OLD SOUTHWEST CORNER; THENCE NORTH 1 DEGREE 28' WEST 150 FEET TO THE POINT OF BEGINNING, BEING THE SAME LOT AS SURVEYED BY SAMUEL K. CARRELL, SURVEYOR, DATED AUGUST 20, 1971.

Parcel ID: 011H-C-022.00

PROPERTY ADDRESS: The street address of the property is believed to be 98 DIAMOND DRIVE, MCKENZIE, 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): ANGELINE A. LENOIR

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
1661 International Drive, Suite 400, Memphis, TN 38120
rlselaw.com/property-listing
Tel: (877) 813-0992 Fax: (470) 508-9401