

# 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 December 31, 2007, executed by LINDA BETH STANFILL and GRADY STANFILL conveying certain real property therein described to ROBERT M. WILSON, JR., as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded January 14, 2008, in Deed Book 571, Page 1103; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Nationstar Mortgage 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 21, 2023** 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:

A 1.236 ACRE TRACT OF LAND AS SURVEYED BY THE FIRM OF F. T. SEARGENT AND ASSOCIATES OF PARIS, TENNESSEE ON MAY 10, 1994, AND BEING KNOWN AS LOT 10 OF THE ALLEN BEASLEY SUBDIVISION (A/K/A POPLAR KNOLLS ESTATES) RECORDED IN PLAT BOOK 3, PAGE 34, LYING IN THE 4TH CIVIL DISTRICT IN CARROLL COUNTY,

TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A RAILROAD SPIKE (SET) IN AN EXISTING CUL-DE-SAC, SAID SPIKE BEING THE NORTHWEST CORNER OF LOT 9 OF THE ABOVE SAID SUBDIVISION AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 37

DEGREES 36 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 45.00 FEET WITH THE EAST SIDE OF THE CUL-DE-SAC TO A #4 REBAR (SET); THENCE NORTH 53 DEGREES 22 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 67.00 FEET TO A #4 REBAR (SET) IN THE EAST LINE OF LOT 5; THENCE NORTH 21 DEGREES 19 MINUTES 04 SECONDS EAST

FOR A DISTANCE OF 68.00 FEET TO A #4 REBAR (SET) AT THE COMMON CORNERS TO LOTS 5, 3, 10; THENCE NORTH 57 DEGREES 07 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 299.83 FEET WITH THE SOUTH LINE OF LOTS 3, 2, 1 TO A #4 REBAR (SET) IN A FENCE

ON THE WEST LINE OF BILLY BRYANT PROPERTY (D. B. 136, PG 23); THENCE SOUTH 01 DEGREES 57 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 300.00 FEET WITH A FENCE TO A #4 REBAR (FOUND) AT THE NORTHEAST CORNER OF LOT 9; THENCE SOUTH 89

DEGREES 33 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 240.00 FEET WITH THE NORTH LINE OF LOT 9 TO THE POINT OF BEGINNING.

Parcel ID: 011-018.01

PROPERTY ADDRESS: The street address of the property is believed to be **80 POPLAR KNOLLS LN, 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): LINDA BETH STANFILL, GRADY STANFILL

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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