

# SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **March 1, 2023 on or about 11 a.m.** local time, at the East door, Carroll County Courthouse, Huntingdon, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by ASHLEY SULLIVAN, to David R. Wilson, Trustee, on December 4, 2006, at Record Book 559, Page 329-344 as Instrument No. 118727 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH4 Asset Backed Pass-Through Certificates, Series 2007-CH4

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:

**The land referred to in this policy is situated in the State of TN, County of Carroll, City of Huntingdon and described as follows:**

**A certain tract or parcel of land in Carroll County, State of Tennessee, described as follows, to-wit:**

**Lying and being in the Eleventh Civil District of Carroll County, Tennessee, and being more particularly described as follows:**

**Beginning at a stake in the East margin of Spring Street, the same being the Southwest corner of the Mallard and Lucas Lot; thence East with South line of said lot 100 feet to a stake; thence South parallel to Spring Street, 220 feet to a stake in the North margin of L&N Railroad, formerly N.C. and St. L. Railroad; thence West with the North margin of the right of way of said railroad, 100 feet to a stake in the East margin of Spring Street; thence North with the East margin of Spring Street 257-1/2 feet to the point of beginning. Being the same parcel conveyed to Ashley Sullivan from Bank One, National Association, as trustee by virtue of a deed dated October 23, 2001 recorded November 9, 2001 in deed book 310 page 809 document no. 85245 in Carroll County, Tennessee.**

Tax ID: 073E M 00800 000

Current Owner(s) of Property: ASHLEY SULLIVAN

The street address of the above described property is believed to be 144 Spring St, 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. 23-000001-850-1

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)