

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **March 23, 2023 on or about 12 p.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 VERONA NUNN AND DONALD NUNN, JR., to Wesley D. Turner, Trustee, on October 21, 2004, at Record Book 527, Page 407-422 as Instrument No. 104874 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R12

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:

Lying and being situated in the 22nd Civil District, Carroll County, Tennessee, and further described as follows:

BEGINNING at a stake in the West margin of Cherrywood Road, same being the Southeast corner of Lot No. 49 in the Highland Subdivision and 290 feet South of the intersection of Bertha Street and runs thence South 40 degrees 30 minutes West with the South line of Lot #49, 119 feet to a stake, thence South 19 degrees East 120 feet along Pruitt East line to a stake, the Northwest corner of Octa Morgan, thence North 46 degrees East with the North line of Morgan, 122 feet to a stake in the West margin of Cherrywood Road, thence North 22 degrees West with the West margin of said Cherrywood Road 130 feet to the point of beginning.

BEING the same property conveyed to Donald B. Nunn, Jr. and wife, Verona A. Nunn, by Warranty Deed from Gary M. Parish, a single person, dated June 4, 2002, and filed for record on July 1, 2002, in Book 222, page 647, Register's Office for Carroll County, Tennessee.

Tax ID: 016D-D-017.00-000

Current Owner(s) of Property: VERONA NUNN AND DONALD NUNN, JR.

The street address of the above described property is believed to be 9635 Cherrywood Ave, McKenzie, TN 38201, 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: UNKNOWN HEIRS OF DONALD NUNN, JR.

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. 23-000036-671-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)

Cool Springs Commons, Suite 273

7100 Commerce Way, Brentwood, TN 37027

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