

# 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 July 29, 2019, executed by RICHARD G AMIDON and FAIRY ELAINE AMIDON conveying certain real property therein described to WILBURN J. EVANS, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded July 30, 2019, in Deed Book 681, Page 656; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to AmeriHome Mortgage Company, 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 **May 4, 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:

LAND SITUATED IN CARROLL COUNTY, TENNESSEE, TO-WIT: BEGINNING AT AN IRON PIN ON THE NORTH MARGIN OF CHICKASAW DRIVE (25 FEET AT RIGHT ANGLES FROM CENTERLINE) AT THE SOUTHEAST CORNER OF THOMAS POWELL AS RECORDED IN DEED BOOK 262, PAGE 197 IN THE REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE; THENCE WITH POWELL'S EAST LINE NORTH 3 DEGREES 30 MINUTES 28 SECONDS WEST A DISTANCE OF 200.10 FEET TO AN IRON PIN ON THE SOUTH LINE OF BILLY DILLAHUNTY; THENCE WITH DILLAHUNTY'S SOUTH LINE NORTH 87 DEGREES 02 MINUTES 18 SECONDS EAST A DISTANCE OF 114.90 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF RACHEL SEWELL; THENCE WITH SEWELL'S WEST LINE SOUTH 3 DEGREES 33 MINUTES 07 SECONDS EAST A DISTANCE OF 200 FEET TO AN IRON PIN ON THE NORTH MARGIN OF CHICKASAW DRIVE; THENCE WITH THE NORTH MARGIN OF CHICKASAW DRIVE SOUTH 87 DEGREES 00 MINUTES 38 SECONDS WEST A DISTANCE OF 115.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.53 ACRE, AS SURVEYED BY DAVID HALL LAND SURVEYING COMPANY, RLS # 943, ON DECEMBER 4, 1997.

THE ABOVE DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Parcel ID: 062M-C-002.02

PROPERTY ADDRESS: The street address of the property is believed to be **395 CHICKASAW DR, HUNTINGDON, TN 38344**. 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): ESTATE AND/OR HEIRS-AT-LAW OF RICHARD G AMIDON

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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