

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, Debra A. Lentz, Lois Gowdy and Linda Edwards executed a Deed of Trust to United States of America, acting through the Rural Housing Service or successor agency, United States Department of Agriculture, Lender and Mary Ruth Tackett, Trustee(s), which was dated November 9, 2001, and recorded on November 9, 2001, in Book 479, at Page 430 in Carroll County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, United States Department of Agriculture Rural Housing Service (RHS), formerly Farmers Home Administration, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **May 23, 2023, at 10 a.m.** at the usual and customary location at the Carroll County Courthouse, Huntingdon, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Carroll County, Tennessee, to wit:

Situated in the 11th Civil District, Carroll County, Tennessee, as follows: BEGINNING at a point in the south margin of Forest Hills Drive, said point being the northeast corner of Lot 1 of the Joe F. Vickers Subdivision No. 2, a plat of which appears of record in Plat Book 3, Page 3, in the Register's Office of Carroll County, Tennessee; runs thence East with the south margin of Forest Hills Drive a distance of 105 feet to a point in the northwest corner of Lot 3; runs thence South 4 degrees 30 minutes West with the west margin of Lot 3 a distance of 149.80 feet (153'-8" Deed) to a point in the southwest corner of Lot #3; runs thence North 86 degrees West a distance of 92.50 feet to a point in the southeast corner of Lot 1; runs thence North with the east margin of Lot 1 a distance of 143 feet (147' Deed) to the point of beginning, being Lot 2, of the Joe F. Vickers Subdivision No. 2, platted as aforesaid and surveyed by McAlexander Engineering on November 30, 1983.

FOR TITLE SEE DEED BOOK 310, PAGE 817, REGISTER' S OFFICE OF CARROLL COUNTY, TENNESSEE.

Parcel ID Number: **073E C 02300 000**

Address/Description: **336 Forrest Hill Drive, Huntingdon, TN 38344**

Current Owner(s): **Debra Lentz, Lois Gowdy and Linda Edwards, as Tenants in Common**

Other Interested Party(ies): **Tennessee Network for Community Economic Development**

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

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 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.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee

c/o Tennessee Foreclosure Department

4360 Chamblee Dunwoody Road, Suite 310, Atlanta, GA 30341

PH: 404-789-2661 FX: 404-294-0919

File No.: 19-14390 FC01