

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 October 15, 2009, executed by CINDY PRUITT conveying certain real property therein described to KATHY WINSTEAD, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded October 30, 2009, in Deed Book 590, Page 1136; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Lakeview Loan Servicing, 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 **June 8, 2023** at 2 p.m. at the East Court House Door of the Carroll County Courthouse, 99 Court Street, Huntingdon, TN 38344, 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:

BEGINNING AT AN IRON PIN ON THE EAST MARGIN OF SPRUCE STREET (THIS MARGIN BEING 15 FEET FROM THE CENTER); THENCE NORTH 88 DEGREES 00' EAST 78 FEET ALONG JAMES CHATHAM TO A STAKE ON JAMES MELTON WEST LINE; THENCE SOUTH 4 DEGREES 00' EAST 7 FEET ALONG MELTON TO A STAKE IN DITCH; THENCE SOUTH 32 DEGREES 30' EAST 87 FEET TO A STAKE IN DITCH; THENCE SOUTH 5 DEGREES 00' EAST TO A STAKE ON EAST MARGIN OF SPRUCE STREET; THENCE NORTH 1 DEGREE 30' WEST 151 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF SAMUEL K. CARRELL, SURVEYOR, DATED JULY 6, 1978.

FOR TITLE SEE DEED BOOK 346 PAGE 313, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE.

Parcel ID: 012E-K-002.01

PROPERTY ADDRESS: The street address of the property is believed to be **162 SPRUCE ST, MCKENZIE, 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): CINDY PRUITT

OTHER INTERESTED PARTIES:

CKS PRIME INVESTMENTS, LLC

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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