

# 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 April 8, 2019, executed by BOBBY J CANTRELL conveying certain real property therein described to W. KENT JONES, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded April 9, 2019, in Deed Book 678, Page 296; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to FREEDOM MORTGAGE CORPORATION 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 **August 3, 2023** at 12 p.m. At 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:

IN THE TOWN OF McLEMORESVILLE AND BEGINNING AT A STAKE IN THE PROPERTY LINE OF TOM CARY NOW PHIL WILLIAMS , SAID STAKE BEING 18 FEET EAST FROM THE CENTER OF HARRELL STREET, AND RUNS THENCE EAST AND WITH THE TOM CARY, NOW WILLIAMS`, SOUTH LINE 200 FEET TO AN IRON STAKE; THENCE SOUTH WITH THE LINE OF BOBBY VINSON, NOW TIMOTHY ARNOLD, 100 FEET TO AN IRON STAKE; THENCE WEST AND WITH THE NORTH LINE OF BOBBY VINSON 200 FEET TO A STAKE, 18 FEET EAST FROM THE CENTER OF HARRELL STREET; THENCE NORTH WITH MARGIN OF HARRELL STREET, 100 FEET TO THE POINT OF BEGINNING.

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

KNOWN AS: 70 HARRELL STREET, McLEMORESVILLE, TN.

FOR SOURCE OF TITLE, SEE DEED BOOK 387, PAGE 661, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE. MAP 81-B, GROUP A, PARCEL 2.01, ASSESSOR OF PROPERTY'S OFFICE FOR CARROLL COUNTY, TENNESSEE.

Parcel ID: 081B-A-002.01

PROPERTY ADDRESS: The street address of the property is believed to be **70 HARRELL STREET, McLEMORESVILLE, TN 38235**. 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): BOBBY J CANTRELL

OTHER INTERESTED PARTIES:

VOLUNTEER LENDERS, INC.

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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