

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 September 25, 2006, executed by CHARLIE JOHNSON, JR. conveying certain real property therein described to TAYLOR REILY, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded October 27, 2006, in Deed Book 555, Page 648; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to American Equity Funding, Inc. 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 31, 2023** at 3 p.m. at the Front Steps of the Carroll County Courthouse, Huntingdon, Tennessee, 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 ELECTRIC WIRE POST ON THE SOUTH MARGIN OF CLARK STREET AT ELVIS HUTCH'S NORTHEAST CORNER; THENCE SOUTH WITH HUTCH'S EAST LINE 133 FEET TO A STAKE HUTCH'S LINE; SAME BEING THE NORTH WEST CORNER OF OTIS JORDAN; THENCE EAST 93 FEET WITH JORDAN TO A STAKE; THENCE NORTH WITH JORDAN'S WEST LINE 133 FEET TO A STAKE ON THE MARGIN OF CLARK STREET; THENCE WEST WITH THE SOUTH MARGIN OF CLARK'S STREET 93 FEET TO THE BEGINNING. INCLUDED IN THE DESCRIPTION BUT TO BE HEREBY EXCLUDED FROM THE CONVEYANCE IS THE FOLLOWING: DEED BOOK 332, PAGE 421, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE, A TRACT OF LAND CONVEYED TO EARLINE TAYLOR HUTCH, DATED AUGUST 23, 2006.

Parcel ID: 073L-C-010.00

PROPERTY ADDRESS: The street address of the property is believed to be **222 CLARK ST, 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): CHARLIE JOHNSON, JR.

OTHER INTERESTED PARTIES:

INTERNAL REVENUE SERVICE (TN)

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.

In addition this sale shall be subject to the right of redemption by the UNITED STATES OF AMERICA, pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Book 19, Page 151. Notice of the sale has been given to the UNITED STATES OF AMERICA in accordance with 26 U.S.C. 7425(b).

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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