

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 23, 2012, executed by BARBARA JEAN WOOD A/K/A BARBARA J WOOD conveying certain real property therein described to DON HOLSIGNER, JR., as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded August 3, 2012, in Deed Book 616, Page 414; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Seattle Bank 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 **December 7, 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:

BEING A PORTION OF THE LEON AND BARBARA JEAN WOOD PROPERTY AS RECORDED IN DEED BOOK 134, PAGE 114 OF THE CARROLL COUNTY REGISTER'S OFFICE, BEING LOCATED IN THE FOURTH CIVIL DISTRICT OF CARROLL COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY OF RICH ROAD (30' R.O.W.) AND THE SOUTHWEST RIGHT-OF-WAY OF WOODS LANE (50' R.O.W.), SAID POINT SERVES AS THE NORTHERNMOST CORNER OF LEON AND BARBARA JEAN WOOD (DEED BOOK 134, PAGE 114) AND THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT; RUNS THENCE, WITH THE RIGHT-OF-WAY OF WOODS LANE, SOUTH 30 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 325.18 FEET TO A SET IRON PIN; THENCE, WITH SEVERANCE LINES THROUGH LANDS OF WOOD THE FOLLOWING FIVE CALLS; SOUTH 47 DEGREES 33 MINUTES 58 SECONDS WEST A DISTANCE OF 84.21 FEET TO A SET IRON PIN; THENCE, SOUTH 35 DEGREES 59 MINUTES 59 SECONDS WEST A DISTANCE OF 68.95 FEET TO A POWER POLE; THENCE, SOUTH 06 DEGREES 19 MINUTES 15 SECONDS WEST A DISTANCE OF 141.61 FEET TO A SET IRON PIN; THENCE, SOUTH 87 DEGREES 02 MINUTES 57 SECONDS WEST A DISTANCE OF 170.97 FEET TO A SET IRON PIN; THENCE, NORTH 05 DEGREES 34 MINUTES 19 SECONDS WEST A DISTANCE OF 406.12 FEET TO AN IRON PIN SET ON THE RIGHT-OF-WAY OF THE ABOVE MENTIONED RICH ROAD; THENCE, WITH THE RIGHT-OF-WAY THE FOLLOWING THREE CALLS: NORTH 46 DEGREES 56 MINUTES 31 SECONDS EAST A DISTANCE OF 87.97 FEET TO A POINT; THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 54.46 FEET, A RADIUS OF 202.76 FEET, A CHORD BEARING OF NORTH 39 DEGREES 14 MINUTES 14 SECONDS EAST, AND A CHORD LENGTH OF 54.30 FEET TO A POINT; THENCE, NORTH 60 DEGREES 55 MINUTES 17 SECONDS EAST A DISTANCE OF 74.40 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.60 ACRES MORE OR LESS AS SURVEYED BY STOKES SURVEYING, LLC, ANDREW STOKES R.L.S. NUMBER 2577, 310 WESTPORT ROAD, HUNTINGDON, TN 38344. ALL IRON PINS SET ARE 1/2" REBAR WITH PLASTIC CAP STAMPED "STOKES RLS 2577", ALL BEARINGS ARE RELATIVE TO GRID NORTH, TENNESSEE STATE PLANE. NAD 83. SURVEY DATED JUNE 8, 2011. REVISED JUNE 24, 2011. THIS BEING THE SAME PROPERTY CONVEYED TO BARBARA JEAN WOOD, BY QUITCLAIM DEED DATED 07/23/2012 RECORDED IN DB 358, PAGE 80, IN THE CARROLL COUNTY, TENNESSEE REGISTER'S OFFICE.

Parcel ID: 017-049.00

PROPERTY ADDRESS: The street address of the property is believed to be **160 WOODS LN, MC KENZIE, 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): ESTATE AND/ OR HEIRS-AT-LAW OF BARBARA JEAN WOOD A/K/A BARBARA J WOOD

OTHER INTERESTED PARTIES:

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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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