

# 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 **August 21, 2015**, executed by **Michael Leigh Crocker and Becky Crocker**, to **Marc A. Rosser** as Trustee, for **Mortgage Electronic Registration Systems, Inc., solely as nominee for Embrace Home Loans, Inc., its successors and assigns**, and appearing of record on **August 28, 2015**, in the Register's Office of Carroll County, Tennessee, at Trust Deed Book 645, Page 349, and Instrument Number 161354.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Lakeview Loan Servicing, LLC**, the party entitled to enforce said security interest; and having appointed Clear Recon LLC, the undersigned, as Substitute Trustee by instrument filed or being filed for record in the Register's Office of **Carroll** County, Tennessee, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust, and that the undersigned, Clear Recon LLC, 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 14, 2023**, at **11 a.m.**, local time, at the front steps of the Carroll County Courthouse, located in Huntingdon, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, paid at the conclusion of the sale, the following described property situated in **Carroll** County, to wit:

The land referred to herein below is situated in the County of Carroll, State of Tennessee, and is described as follows:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CARROLL, STATE OF TENNESSEE IN DEED BOOK 248, AT PAGE 692, AND IS DESCRIBED AS FOLLOWS:**

**LOCATED IN THE 8TH CIVIL DISTRICT OF CARROLL COUNTY, TENNESSEE:**

**TRACT NO. 1:**

**BEGINNING AT A STAKE AT THE INTERSECTION OF THE MCLEMORESVILLE AND LEXINGTON ROAD WITH THE OLD STAGE ROAD; THENCE SOUTH WITH THE MARGIN OF THE OLD STAGE ROAD 140 YARDS TO A STAKE ON THE EAST MARGIN OF SAID ROAD; THENCE NORTH 206 YARDS TO THE MCLEMORESVILLE AND LEXINGTON ROAD TO A STAKE ON MARGIN OF SAID ROAD; THENCE WEST WITH MARGIN OF SAID ROAD 130 YARDS TO THE POINT OF BEGINNING, CONTAINING 1 1/2 ACRES, MORE OR LESS.**

**TRACT NO. 2:**

**BEGINNING AT A POINT BY A STAKE ON THE WEST SIDE OF THE CLARKSBURG ROAD JOINING THE BURTON KENNEDY SOUTH CORNER, RUNNING IN A WESTERLY DIRECTION 618 FEET TO A POINT ON THE EAST SIDE OF OLD STAGE ROAD TO A STAKE; THENCE RUNNING ALONG THE EAST SIDE OF OLD STAGE ROAD TO A STAKE 26 FEET; THENCE RUNNING IN AN EASTERLY DIRECTION 650 FEET ALONG THE NORTH LINE OF HAROLD THOMSEN PROPERTY TO A STAKE AT THE CLARKSBURG ROAD; THENCE RUNNING ALONG THE WEST SIDE OF THE SAID ROAD 100 FEET TO THE BEGINNING, CONTAINING 3/4 ACRE, MORE OR LESS.**

**APN: 106-005.00**

**BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO MICHAEL LEIGH CROCKER, FROM DEBORAH RHEA CROCKER, RECORDED ON AUGUST 12, 1991, IN BOOK 248, AT PAGE 692, OF THE PUBLIC RECORDS OF CARROLL COUNTY, TENNESSEE.**

**COMMONLY KNOWN AS 30 LEDSINGER RD, HUNTINGDON, TN 38344 HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED**

Parcel ID: **106 00500 000000**

Commonly known as **30 Ledsinger Rd, Huntingdon, TN 38344**

The street address and parcel number(s) of the above described property are believed to be correct; however, such references are not a part of the legal description of the property sold herein, and, in the event of any discrepancy, the legal description herein shall control

This sale is subject to tenant(s)/occupant(s) rights in possession.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; 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. In addition, the following parties may claim an interest in the above-referenced property: **Michael Leigh Crocker and Becky Crocker; Estate/Heir(s) of Michael Leigh Crocker; Dustin Shawn Crocker.**

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good; however, the undersigned will sell and convey only as Substitute Trustee.

The transfer shall be AS IS, WHERE IS, AND WITH ALL FAULTS, and without warranties of any kind, express or implied, as to the condition of the Property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

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 property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

THIS OFFICE IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Clear Recon LLC, Substitute Trustee  
651 East 4th Street Suite 200, Chattanooga, Tennessee 37403  
Phone: (877) 319-8840 File No: 1154-2589A