

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, Rebecca June Widau executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ameris Bank, Lender and Tennessee Title Services, LLC, Trustee(s), which was dated March 18, 2019, and recorded on March 25, 2019, in Book 677, at Page 969, subsequently modified by a Loan Modification Agreement recorded September 19, 2019 in Book 683, Page 307 in the amount of One Hundred Forty-One Thousand Eight Hundred Seventy-Four and 00/100 (\$141,874.00) in Carroll County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, Ameris Bank, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **February 1, 2024, at 2 p.m.** at the usual and customary location at the Carroll County Courthouse, Huntingdon, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Carroll County, Tennessee, to wit:

Lying and being in the Fourth Civil District of Carroll County, Tennessee, and being Lot No. 38 of Long Subdivision No. 2, as shown in Plat Book 1, page 13, Register's Office of Carroll County, Tennessee, and the Eastern 40 feet of Lot No. 37, more particularly described as follows:

Beginning at a stake in the Southern margin of David Street, at the common corner of Lot No. 38 and No. 39; runs thence with the margin of David Street in a Westerly direction, 138.5 feet to a stake that is located 40 feet West of the original corner of Lot No. 37; runs thence South 32 degrees West 225.5 feet to a stake that is located 40 feet from the original Southeastern corner of Lot No. 37; runs thence South 56 degrees East 140 feet to a stake at Lot No. 39; thence North 32 degrees East 227 feet to the point of beginning.

BEING the same property conveyed to Rebecca June Widau, an unmarried woman by deed from Brandon Sims and wife, Julie Sims of record in Book/Record Book/Deed Book/Volume _____, Page _____, or Instrument # _____, Register's Office for Carroll County, Tennessee.

Parcel ID Number: **0020 C 025**
Address/Description: **276 David St, McKenzie, TN 38201**
Current Owner(s): **Rebecca Jane Widau**
Other Interested Party(ies):

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

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 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 office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Suite 310, Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 21-02772 FC01