

NOTICE OF TRUSTEE'S FORECLOSURE SALE

Sale at public auction will be on February 27, 2024 at 12:00 PM, local time, at the usual and customary location of the Carroll County Courthouse, 99 Court Street, Huntingdon, TN 38344, pursuant to the Deed of Trust executed by Laura M. Ivy and Michael A. Ivy for the benefit of JPMorgan Chase Bank, N.A., as Beneficiary, dated October 29, 2008, of record in Instrument Number 129092, in Book 581 at Page 324 in the Register of Deeds Office for Carroll County, Tennessee, ("Deed of Trust"), conducted by Bell Carrington Price & Gregg, LLC, a South Carolina limited liability company duly authorized to conduct business in Tennessee, having been appointed Trustee, all of record in the Register of Deeds Office for Carroll County, Tennessee. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: Carrington Mortgage Services, LLC

Other Interested Parties: N/A

The hereinafter described real property located in Carroll County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Situated in the 16th Civil District, Carroll County, State of Tennessee, more particularly described as follows:

Being Lots Number 59 and 60 of the Chambers Addition to Junction City, Bruceton, Tennessee, and described as follows: bounded on the South by Cheatham Street; bounded on the East by Chestnut Street; bounded on the North by an alley; and bounded on the West by the Mrs. Claude Nunnely lots; and being a lot 130 feet wide facing Cheatham Street and 170 feet long on which is located a frame dwelling.

Street Address: The street address of the property is believed to be 571 Cheatham Street, Bruceton, TN 38317, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 066C-A-008.00-000

Current owner(s) of the property: Laura M. Ivy and Michael A. Ivy

This sale is subject to all matters shown on any applicable recorded Plat or Plan; and unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of trust, including right of redemption of any governmental agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale. **THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE.** The title is believed to be good, but the undersigned will sell and convey only as Trustee.

The right is reserved to adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

If you purchase the property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Bell Carrington Price & Gregg, LLC. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the Lender and any other bidders. Insufficient funds will not be accepted. Amounts received, in excess of the winning bid, will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

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 Trustee at any time.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Bell Carrington Price & Gregg, LLC, Trustee

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File No.: 23-58334