

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 December 17, 2012, executed by GENNEA WEATHERS conveying certain real property therein described to BOBBY M. GOODE, STATE DIRECTOR, USDA, RURAL DEVELOPMENT, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded December 18, 2012, in Deed Book 620, Page 482; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE 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 **March 14, 2024** 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:

SITUATED IN THE 11TH CIVIL DISTRICT, CARROLL COUNTY, TENNESSEE, AS FOLLOWS: BEGINNING AT A FOUND IRON PIN AT THE BACK OF SIDEWALK ON NORTH MARGIN OF BENTON STREET AND CHARLES ARNOLD'S SOUTHEAST CORNER; THENCE SOUTH 86 DEGREES 00 MINUTES EAST 190.3 FEET ALONG BACK OF SIDEWALK TO AN IRON PIN AT THE BACK OF SIDEWALK ON WEST SIDE MARGIN OF SPRING STREET; THENCE NORTH 8 DEGREES 00 MINUTES EAST 131 FEET ALONG BACK OF SIDEWALK TO AN IRON PIN AT JOHNNY W. CLIFTON'S SOUTHEAST CORNER, THENCE NORTH 85 DEGREES 20 MINUTES WEST 193.5 FEET ALONG JOHNNY CLIFTON'S SOUTH LINE TO AN IRON PIN ON CHARLES ARNOLD'S EAST LINE; THENCE SOUTH 6 DEGREES 33 MINUTES 48 SECONDS WEST 133.07 FEET ALONG ARNOLD'S PROPERTY TO THE POINT OF BEGINNING. CONTAINING 25,304 SQUARE FEET. FOR TITLE SEE DEED BOOK 359, PAGE 618, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE.

Parcel ID: 073E-L-007.00

PROPERTY ADDRESS: The street address of the property is believed to be **365 BENTON 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): GENNEA WEATHERS

OTHER INTERESTED PARTIES:

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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