

# **SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on **March 20, 2024 on or about 11 a.m. local time**, at the East door, Carroll County Courthouse, Huntingdon, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by MIKE WINBUSH AND RACHELLE WINBUSH, to Wesley D. Turner, Trustee, on January 18, 2004, at Record Book 516, Page 84-99 as Instrument No. 99864 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R3

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

**Situated in the 11th Civil District, Carroll County, State of Tennessee, more particularly described as follows:**

**Being within the City limits of the Town of Huntingdon and on the East side of East Paris Street, bounded and described as follows: bounded on the North by Mary Katherine Hogan (now Mary Katherine West) (and Ellen Vawter) bounded on the East by the lands of the Carrol County fair association bounded on the South by Clark Street, and bounded on the West by East Paris street and being all the remaining property owned by the said Ernestine Norman Moody located on the East side of East Paris Street in the Town of Huntingdon. Description taken from previous deed of record.**

**Less and except the parcel of land conveyed to Joe Barker, Sr by deed dated September 3, 1999 and of record in Deed Book 300, page 435 in the Register's Office for Carroll County, Tennessee.**

**Being part of the same property conveyed to Rachelle Coleman Collier by Deed dated April 15, 1998 and of record in Deed Book 292, page 71 in the Register's Office for Carroll County, Tennessee for further reference see quit claim deed recorded simultaneously herein. Deed Book 319, page 980 R.O.C.T.**

**This conveyance is made subject to any applicable easements, building set back lines and restrictions which may be shown of record.**

Tax ID: 073E H 00500 000353

Current Owner(s) of Property: MIKE WINBUSH AND RACHELLE WINBUSH

The street address of the above described property is believed to be 12960 Paris St., Huntingdon, TN 38344, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

**SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.**

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. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE. OTHER INTERESTED PARTIES: FOUNDATION FINANCE COMPANY LLC THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 23-000125-671-2

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)

COOL SPRINGS COMMONS, SUITE 273

7100 COMMERCE WAY, BRENTWOOD, TN 37027

TN INVESTORS PAGE: [HTTP://MWZMLAW.COM/TN\\_INVESTORS.PHP](http://mwzmlaw.com/TN_INVESTORS.PHP)