

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 March 21, 2019, executed by FRANK W. McCORD and ELIZABETH A. McCORD conveying certain real property therein described to HOLMES RICH AND SIGLER, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded March 28, 2019, in Deed Book 677, Page 1105; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Tennessee Housing Development Agency 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 **April 9, 2024** at 3:00 PM 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:

ALL THAT PROPERTY SITUATE IN THE COUNTY OF CARROLL AND STATE OF TENNESSEE DESCRIBED AS:

BEGINNING AT A STAKE IN THE WEST MARGIN OF AN UNNAMED COUNTY BLACKTOP ROAD (SAID MARGIN BEING 17.5 FEET FROM THE CENTER), SAID STAKE BEING 807.5 FEET NORTHWEST OF THE CENTER OF THE STEWART BLACKTOP ROAD; THENCE SOUTH 73 DEGREES 35 MINUTES 46 SECONDS WEST 187 FEET TO A STAKE; THENCE SOUTH 42 DEGREES 52 MINUTES 6 SECONDS EAST 190 FEET TO A STAKE; THENCE NORTH 41 DEGREES 30 MINUTES EAST 170 FEET TO A POINT IN THE WEST MARGIN OF SAID BLACKTOP ROAD; THENCE NORTH 44 DEGREES WEST 90 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO FRANK W. MCCORD AND WIFE, ELIZABETH A. MCCORD BY DEED OF LARRY WOOD AND BARBARA WOOD TOLLEY AND OF RECORD IN DEED BOOK 387, PAGE 524, IN THE REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE.

Parcel ID: 100-038.02

PROPERTY ADDRESS: The street address of the property is believed to be **110 GLOVER ST, ATWOOD, TN 38220**. 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): FRANK W MCCORD, ELIZABETH A. MCCORD

OTHER INTERESTED PARTIES: SECRETARY OF HOUSING AND URBAN DEVELOPMENT, TENNESSEE HOUSING DEVELOPMENT AGENCY ("THDA")

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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