

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, Cody Scott and Lindey Scott executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Community Mortgage, Inc., Lender and Megan K. Trott, Trustee(s), which was dated May 2, 2017, and recorded on May 10, 2017, in Book 660, at Page 944 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, PNC Bank, National Association, (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 **April 25, 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:

BEGINNING at a point in the centerline of Poplar Springs Road, being the southwest corner of the tract from which this tract is being carved; runs thence north 33 degrees 58' 02" west with the center of Poplar Springs Road, 108 feet; thence continuing with center of road, north 0 degrees 00" 132 feet to a point in the center of Poplar Springs Road; runs thence east 0 degrees 00' 180 feet through James Ricky Springer to a stake, making a new interior corner; runs thence south 0 degrees 00' 240 feet to a point in the center of Poplar Springs Road; runs thence north 81 degrees 20' 04" west 180 feet with the center of Poplar Springs Road as it meanders to the point of beginning.

Property Address: 2180 Poplar Springs Rd., Huntingdon, TN.

For source of title, see Warranty Deed Book 345, Page 384, Register's Office of Carroll County, Tennessee. This being the same property as described in Tax Map No. 132, Control Map No. 132, Parcel No. 21.06, Assessor of Property's Office of Carroll County, Tennessee.

Parcel ID Number: **132 021.06**

Address/Description: **2180 Poplar Springs Rd, Huntingdon, TN 38344**

Current Owner(s): **Cody Scott**

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.: 24-00375 FC01