

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Default having been made in the payment of the debts and obligations described in and secured by a certain Deed of Trust executed by DEALONA KAY ADAMS, unmarried to W. Kent Jones, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Traditional Home Mortgage Inc., its successors and assigns, recorded March 11, 2022 in Carroll County Register's Office at Book 716 page 495 as last assigned to Carrington Mortgage Services, LLC, and the undersigned having been appointed Successor Trustee by instrument recorded in said Register's Office, this is notice that the undersigned will on **April 16, 2024 at 12 p.m.** local time, at the Carroll County Courthouse 99 Court Street, Huntingdon, Tennessee proceed to sell at public outcry to the highest and best bidder for cash the following property located in Carroll County, Tennessee, which will be sold to the highest call bidder subject to all unpaid taxes, assessments or easements, liens, zoning ordinances, restrictions, covenants and any security deeds, mortgages or deeds of trust superior to the Deed of Trust first set out above, any prior liens, and encumbrances of record.

Described property is BEGINNING with a P.K. nail in the center of Northwood Drive this being Thurman Bailey's southeast corner and the southwest corner of the herein described property; thence North 0 degrees 00 minutes 24.44 feet to an iron pin the north margin of Northwood Drive; thence along a drainage ditch North 36 degrees 00 minutes West 93.00 feet to a stake; thence North 56 degrees 00 minutes West 134.00 feet to a stake in drainage ditch; thence North 33 degrees 00 minutes West 91.00 feet to a stake in drainage ditch along a fence line; thence East 0 degrees 00 minutes 224.93 feet along a fence on the south bank of a ditch and the north right-of-way of a proposed twenty foot easement to a stake in fence; thence South 26 degrees 20 minutes 00 seconds East 214.15 feet to a stake in the north margin of Northwood Drive; thence South 0 degrees 00 minutes 25.00 feet to a P.K. nail in the center of Northwood Drive; thence South 72 degrees 00 minutes West 110.00 feet to a P.K. nail in center of Northwood Drive and point of beginning. Containing 0.94 acres. Subject to road and right-of-way easements. As surveyed by M. H. Turner, Tennessee Licensed Surveyor, License Number 384, on the 21' day of April, 1984. Commonly known as: 589 Northwood Drive, Huntingdon, TN 38344. The above description is the same as in the previous deed of record. For source of title, see Warranty Deed Book 403, Page 312, Register's Office of Carroll County, Tennessee. Map 72-H, Group A, Parcel 10.00, Assessor of Property's Office for Carroll County, Tennessee.

Property Address: 589 Northwood Dr., Huntingdon, TN 38344

TAX ID: 072H A 010.00 000

Current Owner(s) of Property: DEALONA KAY ADAMS, unmarried

The street address of the above described property is believed to be 589 Northwood Drive, 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 in the referenced Deed of Trust herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

Other Interested Parties: None

All right of equity of redemption, statutory and otherwise, and homestead 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 cancel the sale or adjourn the sale to another day, time and place certain without further publication, upon announcement of the time and place for the sale set forth above. 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 certified bank check made payable to Solomon Baggett, LLC Escrow Account. No personal checks will be accepted. 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 Substitute Trustee at any time.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Robert J. Solomon, Substitute Trustee
Solomon | Baggett, LLC
3763 Rogers Bridge Road, Duluth, Georgia 30097
(678) 243-2515

Our File No. CMS.03514