

# SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **May 22, 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 JAMES JEFFREY EDWARDS AND BARBARA ANN EDWARDS, to Michael M. White, Trustee, on November 20, 1998, at Record Book 438, Page 183 as Instrument No. 641474 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: Deutsche Bank National Trust Company as Trustee for Provident Bank Home Equity Loan Trust 1998-4, Home Equity loan Asset-Backed Certificates, Series 1998-4

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:

**Beginning at an iron pin on the west margin of Griggs Chapel Road (25 feet at right angles from centerline) at the southeast corner of Jesse Edwards as recorded in Deed Book 237, Page 105, in the Register's Office of Carroll County, Tennessee; thence with the west margin of Griggs Chapel Road South 27 degrees 47 minutes East a distance of 302.71 feet to a pipe at the northeast corner of Linda Trull; thence with Trull's north line following a fence the following calls: South 76 degrees 19 minutes West a distance of 107.62 feet to a post; thence South 80 degrees 39 minutes West a distance of 128.09 feet to a post; thence North 78 degrees 15 minutes 30 seconds West a distance of 97.54 feet to a post on the east line of Charles Curtis; thence with Curtis' east line North 5 degrees 18 minutes 38 seconds West a distance of 234.51 feet to a car jack at the most eastern southwest corner of Edwards; thence with Edwards' south line North 73 degrees 37 minutes 45 seconds East a distance of 215.81 feet to the point of beginning. Containing 1.70 acres, as surveyed by David Hall Land Surveying Company, R.L.S. No. 943, on November 13, 1998.**

**Being the same property conveyed to James Jeffrey Edwards and wife, Barbara Ann Edwards by deed recorded in Deed Book 245, Page 297, in the Register's Office of Carroll County, Tennessee.**

Tax ID: 105-029.00

Current Owner(s) of Property: JAMES JEFFREY EDWARDS AND BARBARA ANN EDWARDS

The street address of the above described property is believed to be 3355 Griggs Chapel Road, Cedar Grove, TN 38321, 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: None

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 home-stead 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. 19-000247-671-2

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)