

# 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 October 14, 2016, executed by WILLIAM CARTER conveying certain real property therein described to ALAN PRITCHARD, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded October 17, 2016, in Deed Book 655, Page 976; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to FREEDOM MORTGAGE CORPORATION 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 **August 22, 2024** at 12 p.m. At the Carroll County Courthouse, 99 Court Street, Huntingdon, TN 38344, 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:

BEING LOT NO. 1, ON THE PLAN OF HANSEN MEADOWS SUBDIVISION, OF RECORD IN PLAT BOOK 3, PAGE 75, SLIDE 180 A, REGISTER'S OFFICE FOR CARROLL COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BY A SURVEY BY SAMUEL K CARROLL, R.L.S., AS FOLLOWS: BEGINNING AT THE INTERSECTION OF HANSEN DRIVE AND CHERRYWOOD ROAD; RUNS THENCE NORTH 85 DEGREES 30 MINUTES WEST WITH THE SOUTH MARGIN OF HANSEN DRIVE 158 FEET TO A STAKE; BEING LOT NO. 21 NORTHEAST CORNER AND THE NORTHWEST CORNER OF THE SUBJECT PROPERTY: RUNS THENCE SOUTH 05 DEGREES 00 MINUTES WEST 132.3 FEET WITH LOT NO. 21 EAST BOUNDARY TO AN OLD IRON PIN, BEING THE NORTHWEST CORNER OF CATHY HART AND THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY; RUNS THENCE SOUTH 83 DEGREES 11 MINUTES EAST WITH HART'S NORTH BOUNDARY 167.5 FEET TO AN IRON POST IN THE WEST MARGIN OF CHERRYWOOD ROAD; RUNS THENCE WITH THE WEST MARGIN OF CHERRYWOOD ROAD, NORTH 01 DEGREE 07 MINUTES EAST 139.3 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD. FOR SOURCE OF TITLE, SEE WARRANTY DEED BOOK 376, PAGE 443, REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE.

Parcel ID: 22-016-L-016-L-A-011.00-000

PROPERTY ADDRESS: The street address of the property is believed to be **8877 HWY 436, McKENZIE, TN 38201**. 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): WILLIAM CARTER

OTHER INTERESTED PARTIES:

McKENZIE REGIONAL HOSPITAL

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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