

# NOTICE OF SUBSTITUTE TRUSTEE SALE

Default having been made in the terms, conditions, and payments provided in a certain Deed of Trust dated March 15, 2004, executed by Brenda Isbell, to Andrew Valentine, Esq. as Trustee for American Home Mortgage, of record in Book T579, Page 250, in the Register's Office for Weakley County, Tennessee, conveying certain real property therein described, and Edward D. Russell of The SR Law Group, having been appointed as Substitute Trustee in Book T733, Page 1442 in the Register's Office for Weakley County, Tennessee;

WHEREAS, the said Deed of Trust was last assigned to U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST ("Holder"), c/o BSI Financial Servicing, its Attorney in Fact, the entire indebtedness having been declared due and payable by Holder, c/o BSI Financial Servicing, and Holder, by BSI Financial Servicing has requested foreclosure proceedings to be instituted; and as provided in said Deed of Trust, Edward D. Russell of The SR Law Group, will by virtue of the power and authority vested as Substitute Trustee, on **Wednesday, August 5, 2020 at 11 a.m., at the South door of the Weakley County Courthouse, Dresden, Tennessee**, sell to the highest bidder for cash, free from the equity of redemption, homestead, and dower, and all other exemptions which are expressly waived, and subject to any unpaid taxes, if any, the following described property in Weakley County, Tennessee, to wit:

BEGINNING at a stake in a road at the southeast corner of Horace Arnold's 7-acre tract; thence, East 30-1/5 poles to the Barren Hollow Branch at a bridge; thence, North with said branch, 41-14/25 poles to a stake; thence, West 29-7/10 poles with Smyth's south line to the northeast corner of Horace Arnold's tract; thence, South 41-3/50 poles to the beginning and containing 7 acres, 113 poles, more or less.

It being the same conveyed to Jeffrey R. Isbell and wife, Brenda D. Isbell (the same person as Brenda Bivens Isbell) by Deed of Donald C. Whitworth and wife, Billie J. Whitworth, dated April 16, 2001 and of record in Deed Book D384, Page 523, ROWCT. Jeffrey R. Isbell conveyed his interest in the above property to Brenda Bivens Isbell by Quitclaim Deed dated August 21, 2003 and of record in Deed Book D393, Page 543, ROWCT.

Map 124, Parcel 10.00

Property known as: 299 Garrett Road, Gleason, TN 38229

THE SALE OF THE SUBJECT PROPERTY IS WITHOUT WARRANTY OF ANY KIND, AND IS FURTHER SUBJECT TO THE RIGHT OF ANY TENANT(S) OR OTHER PARTIES OR ENTITIES IN POSSESSION OF THE PROPERTY. ANY REPRESENTATION CONCERNING ANY ASPECT OF THE SUBJECT PROPERTY BY A THIRD PARTY IS NOT THE REPRESENTATION/ RESPONSIBILITY OF TRUSTEE(S)/ SUBSTITUTE TRUSTEE(S) OR THEIR OFFICE.

THIS SALE IS SUBJECT TO ANY UNPAID TAXES, IF ANY, ANY PRIOR LIENS OR ENCUMBRANCES, LEASES, EASEMENTS, AND ALL OTHER MATTERS WHICH TAKE PRIORITY OVER THE DEED OF TRUST UNDER WHICH THIS FORECLOSURE SALE IS CONDUCTED, INCLUDING BUT NOT LIMITED TO THE PRIORITY OF ANY FIXTURE FILING. IF THE U.S. DEPARTMENT OF THE TREASURY/INTERNAL REVENUE SERVICE, THE STATE OF TENNESSEE DEPARTMENT OF REVENUE, OR THE STATE OF TENNESSEE DEPARTMENT OF LABOR AND 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, ALL AS REQUIRED BY 26 U.S.C. 7425 AND T.C.A. 67-1-1433. THE NOTICE REQUIREMENTS OF T.C.A. 35-5-101 ET SEQ. HAVE BEEN MET.

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 TRUSTEE/SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO RESCIND THE SALE.

IF YOU PURCHASE A PROPERTY AT THE FORECLOSURE SALE, THE ENTIRE PURCHASE PRICE IS DUE AND PAYABLE AT THE CONCLUSION OF THE AUCTION IN THE FORM OF A CERTIFIED/BANK CHECK MADE PAYABLE TO OR ENDORSED TO THE SR LAW GROUP. NO PERSONAL CHECKS WILL BE ACCEPTED. TO THIS END, 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.

OTHER INTERESTED PARTIES: Brenda Isbell

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This day, June 26, 2020.

Edward D. Russell, Substitute Trustee  
The SR Law Group  
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(615) 559-3190  
erussell@thesrlawgroup.com