

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Whereas, William G. Morgan and Clara L. Morgan, by Deed of Trust (the "Deed of Trust"), dated 2/18/2005 and of record in Deed Book 531, Pages 199-210, and as Instrument Number 106556, in Register's Office of Carroll County, Tennessee, conveyed to Dennie R. Marshall, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to GMAC Mortgage Corporation, and subsequently assigned to Freedom Mortgage Corporation, and Whereas, Nestor Solutions of Tennessee, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Deed Book 749, Pages 362-364 and as Instrument Number 206825 in Register's Office of Carroll County, Tennessee; and Whereas, default has been made in the payment of the Note; and Whereas, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust. The notice requirements of T.C.A. §35-5-101 and 35-5-104 have been satisfied. Now, Therefore, notice is hereby given that an agent of Nestor Solutions of Tennessee, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, will proceed to sell the below-mentioned property on 3/13/2025, at 2:00 PM at the East Court House Door of the Carroll County Courthouse, 99 Court Square, Huntingdon, TN 38344, will be sold to the highest call bidder for cash free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Carroll County, Tennessee, described as follows: All That Certain Parcel Of Land Situated In The County Of Carroll, State Of Tennessee, To Wit: Lying And Being In The 2nd Civil District Of Carroll County, Tennessee And Better Described As Follows: Beginning At An Iron Pin Set At The Southeast Corner Of The Lot Herein Described, Said Pin Also Being The Southwest Corner Of Billy L. Neal And Wife, Patricia A. Neal, (Deed Book 236, Page 179) Runs Thence With The South Line Of The Lot Herein Described, Which Is A North Line Of Billy Joe Mcknight And Wife, Irene Mcknight, (Deed Book 297, Page 198) South 86 Degrees 09 Minutes 00 Seconds West, 290.00 Feet To An Iron Pin Set At The Southwest Corner Of The Lot Herein Described, Runs Thence With The West Line Of Said Tract North 00 Degrees 00 Minutes 00 Seconds East, Passing An Iron Pin Set Online At A Distance Of 228.00 Feet, But Continuing On A Total Distance Of 253.00 Feet To A Point In The Center Of Highway 105 At The Northwest Corner Of The Tract Herein Described, Runs Thence With Said Centerline, North 89 Degrees 30 Minutes 00 Seconds East, 290.00 Feet To A Point At The Northeast Corner Of The Lot Herein Described, Which Is Also The Northwest Corner Of Aforementioned Billy L. Neal, Runs Thence With The East Line Of The Tract Herein Described, South 00 Degrees 09 Minutes 22 Seconds West, 236.06 Feet To The Point Of Beginning And Containing Within These Calls 1.63 Acres, As Surveyed By Richard N. Brown, R.L.S. 1778, Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee. Said Acreage Subject To The Right Of Way Of Highway 105 And All Other Right Of Ways Or Easements, If They Exists. This Being The Same Property Conveyed To William Morgan And Wife, Clara Morgan By Warranty Deed Of Timothy L. Neal And Wife, Cami A. Neal, Dated 02/18/2005, And Recorded In Deed Book 325 Page 77, Register's Office Of Carroll County, Tennessee. Ingress/Egress Easement Beginning At A Point In The Centerline Of Highway 105, Said Point Being The Northeast Corner Of Tim L Neal And Wife, Cami A. Neal, (Deed Book 242, Page 337) And Also Being The Northwest Corner Of Billy L. Neal And Patricia A. Neal, (Deed Book 236, Page 719) Runs Thence With Said Centerline North 89 Degrees 30 Minutes 00 Seconds East, 178.00 Feet To A Point And South 89 Degrees 00 Minutes 00 Seconds East, 34.46 Feet To A Point At The Northeast Corner Of The Easement Herein Described, Runs Thence Through The Property Of Billy L. Neal And Patricia A. Neal, (Deed Book 236, Page 719) The Following Calls: South 01 Degrees 00 Minutes 00 Seconds West, 40.87 Feet To A Point, North 89 Degrees 00 Minutes 00 Seconds West, 35.00 Feet To A Point, South 89 Degrees 30 Minutes 00 Seconds West, 102.42 Feet To A Point At The Beginning Of A Curve To The Left, Thence With Said Curve To The Left Having An Angle Of 89 Degrees 20 Minutes 38 Seconds, Chord Direction Of South 44 Degrees 49 Minutes 41 Seconds West, Chord Distance Of 70.30, Arc Distance Of 77.97, And A Radius Of 50.00 Feet To A Point At The End Of Said Curve, Thence South 00 Degrees 09 Minutes 22 Seconds 50.00 Feet To A Point, And North 89 Degrees 50 Minutes 38 Seconds West, 25.00 Feet To A Point In The West Line Of Billy L. Neal, Runs Thence With Said Line North 00 Degrees 09 Minutes 22 Seconds East, Passing An Iron Pin Set Online At A Distance Of 114.99 Feet, But Continuing On A Total Distance Of 139.99 Feet To The Point Of Beginning And Containing Within These Calls 0.27 Acres, As Surveyed By Richard N. Brown, R.L.S. 1778, Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee. Said Acreage Subject To The Right Of Way Of Highway 105 And All Other Right Of Ways Or Easements, If They Exists. This Being Part Of The Same Property Conveyed To Billy L. Neal And Wife, Patricia A. Neal Of Recorded In Orbv 236, Page 719, Register's Office Of Gibson County, Tennessee. The street address of the above-described property is believed to be 490 HWY 105, Atwood, TN 38220, but if such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control. This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; 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. In addition, the following parties may claim an interest in the above-referenced property: Owner of Property: William G. Morgan and Clara L. Morgan Kenneth H Tozer II MD, Book 14, Pages 181-182 and as Instrument # 130827 Portfolio Recovery Associates, LLC., Book 16, Pages 362-363 and as Instrument # 143575 The sale is subject to occupant(s) rights in possession of the premises. 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 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. 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 record against the grantor, the grantee or the trustee. Publication Dates: 2/18/2025, 2/25/2025, and 3/4/2025. Nestor Solutions of Tennessee, LLC, Substitute Trustee 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115 TS#: 2024-12528-TN