

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on January 16, 2019 at 11:00 AM, at the Carroll County Courthouse (TN) located in Huntingdon, Carroll County, Tennessee, pursuant to Deed of Trust executed by James Ray Green and Regina Green, to Mary Ruth Tackett, State Director, USDA, Trustee, as trustee for Rural Housing Service or successor agency, United States Department Of Agriculture on 27th day of August, 2005 in REC Book 509, Page 820 at Instrument Number 97284, in the Office of the Register of Carroll County, Tennessee; conducted by Terra Abstract Tennessee, Inc., having been appointed Substitute or Successor Trustee. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: United States of America, acting through the Rural Housing Service, USDA, f/k/a the Farmers Home Administration

The following real estate located in Carroll County, Tennessee, will be sold to the highest call bidder:

Described property located in Carroll County, Tennessee, to wit:

Beginning at a concrete monument found at the intersection of the North margin of Vernon Thomas Road with the West margin of State Route 22, which point is the Southeast corner of the herein described tract; thence from the point of beginning and with the North margin of Vernon Thomas Road, the following calls: South 76 degrees 04 minutes 30 seconds West, 162.86 feet to a concrete monument found; North 84 degrees 50 minutes 54 seconds West 156.40 feet to an iron pin found at the southeast corner of Jammie Foster as recorded in Deed Book 194, page 88, Register's Office of Carroll County, Tennessee; thence with the East line of Foster, North 10 degrees 00 minutes 00 seconds West 205.61 feet to an iron pin found in the South line of Dale Aden as recorded in Deed Book 254, page 384, Register's Office of Carroll County, Tennessee; thence with the South line of Aden, North 89 degrees 22 minutes 55 seconds East 244.11 feet to a fence corner in the West margin of State Route 22; thence with the West margin of State Route 22, South 30 degrees 22 minutes 09 seconds East 208.59 feet to the point of beginning, containing 1.343 acres. This description taken from survey by Reasons Engineering & Associates, Inc., RLS #508, dated November 7, 1997.

Street Address: 90 Vernon Thomas Road, McKenzie, TN 38201

Parcel Number: 039 006.03

Current Owner(s) of Property: James Ray Green and wife, Regina Green

Other Interested Parties: Tennessee Housing Development Agency

The street address of the above described property is believed to be 90 Vernon Thomas Road, McKenzie, TN 38201, but such address is not a part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

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

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.

If the United States has any lien or claimed lien on the property, notice required by 26 U.S.C. § 7425(b) to be given to the United States has been timely given. The sale of the land described above will be subject to the right of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1).]

If the State of Tennessee has any lien or claimed lien on the property, notice required by § 67-1-1433(b)(1) of the Tennessee Code to be given to the state of Tennessee has been timely given. The sale of the land described above will be subject to the right of the state of Tennessee to redeem the land as provided for in § 67-1-1433(c)(1) of the Tennessee Code.]

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust. 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. The full amount of the winning bid must be remitted by certified funds at the conclusion of the sale.

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 prior to delivery of deed to the winning bidder.

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.

Terra Abstract Tennessee, Inc., Substitute Trustee

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File No: TN201800000033