

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 August 20, 2009, executed by ANTONY D GOODWIN conveying certain real property therein described to TOUCHDOWN TITLE INC, as Trustee, as same appears of record in the Register's Office of Dekalb County, Tennessee recorded September 1, 2009, in Deed Book 307, Page 392; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust 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 Dekalb 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 **January 5, 2023** at 12 p.m. at the West Side Door of the DeKalb County Courthouse, 1 Public Square, Smithville, TN 37166, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Dekalb County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DEKALB COUNTY, TENNESSEE BEING DESCRIBED AS FOLLOWS: BEGINNING ON AN IRON PIN IN THE EAST MARGIN OF BILL COBB ROAD, SAID PIN BEING N 09 DEG. 23' E 358.55' FROM A WHITE OAK AT THE NORTHWEST CORNER OF A CEMETERY; THENCE WITH THE EAST MARGIN OF SAID ROAD N 16 DEG. 13' W 79.75'; THENCE N 24 DEG. 17' W 186.54'; THENCE N 23 DEG. 59' W 49.21' TO AN IRON PIN; THENCE LEAVING THE ROAD AND SEVERING THE LAND OF PARLSEY N 79 DEG. 50' E PASSING AN IRON PIN AT 471.11', IN ALL TOTAL DISTANCE OF 481.11' TO THE CENTER OF A HOLLOW AND A POINT IN THE WEST LINE OF KEPLINGER (DEED BOOK 15, PAGE 17); THENCE WITH KEPLINGER AND THE CENTER OF THE HOLLOW S 26 DEG. 32' E 53.54' THENCE S 14 DEG. 49' E 34.48'; THENCE S 00 DEG. 36' W 44.03' THENCE S 12 DEG. 45' W 96.88'; THENCE S 05 DEG. 50' W 47.51' THENCE S 19 DEG. 30' E 33.25'; THENCE S 25 DEG. 36' E 84.26'; THENCE LEAVING THE HOLLOW SEVERING THE LAND OF PARSLEY S 89 DEG. 42' W PASSING AN IRON PIN AT 10.00', IN ALL TOTAL DISTANCE OF 408.12' TO THE BEGINNING. AS SURVEYED BY TOM B. THAXTON, R.L.S.# 105 ON OCTOBER 15, 2002. LOCATED ON THE PROPERTY IS A 2002 PINERIDGE MODEL MOBILE HOME VIN NO. CLH028454TNAB, AND HUD TAG NOS. TEN588307 & TEN588306. INCLUDING BUT NOT LIMITED TO ANY AND ALL APPLICABLE RESTRICTIONS, BUILDING SETBACK LINES, AND ANY EASEMENTS WHICH MAY BE OF RECORD IN THE REGISTER OF DEEDS OFFICE.

Parcel ID: 082-009.02

PROPERTY ADDRESS: The street address of the property is believed to be **150 BILL COBB RD, SMITHVILLE, TN 37166**. 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): ANTONY D GOODWIN

OTHER INTERESTED PARTIES:

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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