

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CARROLL COUNTY

WHEREAS, James C. Ostrom and Suzanne O. Ostrom executed a Deed of Trust to Branch Banking and Trust Company, Lender and BB&T Collateral Service Corporation, Trustee(s), which was dated July 13, 2007 and recorded on July 30, 2007 in Book 565, Page 908, Carroll County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, Branch Banking and Trust Company, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **November 13, 2018, at 12:00 P.M.** at the usual and customary location at the Carroll County Courthouse, Huntingdon, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Carroll County, Tennessee, to wit:

Situated in the Sixth and/or Seventh Civil District of Carroll County, Tennessee, without the corporate limits of any municipality and being more particularly described as follows:

Being designated as Lot 143, INDIAN LAKE SUBDIVISION, Section I, as shown on the plat of same of record in Plat Book 4, Page 296, Cabinet B, Slide 227 A, and Plat Book 4, page 309, Cabinet B, Slide 233-B, in the Register's Office for Carroll County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

Subject to restrictive covenants for Indian Lake Subdivision, recorded in Book 335, page 556, in the Register's Office for Carroll County, Tennessee.

Being the same property conveyed to James C. Ostrom and wife, Suzanne O. Ostrom, by deed from Indian Springs Timber, LLC, dated 07-12-07, recorded 07-30-07, in Deed Book 336, Page 939 in the Register's Office for Carroll County, Tennessee.

Parcel ID Number: **154 004.06**

Address/Description: **332 Zara Spook Drive, Cedar Grove, TN 38321.**

Current Owner(s): **James C. Ostrom and wife, Suzanne O. Ostrom.**

Other Interested Party(ies): **N/A**

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

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 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.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 17-00516 FC02