

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 March 31, 2005, executed by BILLY D SNEAD and LURA AGNES SNEAD, conveying certain real property therein described to PREMIER TITLE, as Trustee, as same appears of record in the Register's Office of Carroll County, Tennessee recorded April 15, 2005, in Deed Book 533, Page 106-121; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to U.S. Bank National Association, not in its individual capacity but solely as Trustee NRZ PASS-THROUGH TRUST X 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 Carroll 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 **September 27, 2018 at 12:00 PM** at the Carroll County Courthouse, 99 Court Street, Huntingdon, TN 38344, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Carroll County, Tennessee, to wit: A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF CARROLL COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE EAST MARGIN OF STONEWALL STREET, BILLY T. KIRK S-W CORNER, THENCE S-89 DEGREES 30 MINUTES -E 207 FEET ALONG KIRK SOUTH LINE TO A STUMP AT KIRK S-E CORNER, THENCE S-0 DEGREE 38 MINUTES -E 70.01 FEET TO AN IRON PIN, THENCE NORTH 89 DEGREES 30 MINUTES WEST 209 FEET TO A FOUND IRON PIN ON EAST MARGIN OF STONEWALL STREET, THENCE N-1 DEGREES 00' EAST 70 FEET ALONG EAST MARGIN OF STONEWALL STREET TO THE POINT OF BEGINNING. SURVEY BY SAMUEL K. CARRELL, NO 606-349. Parcel ID: 012E C 006.00 PROPERTY ADDRESS: The street address of the property is believed to be **998 STONEWALL STREET NORTH, MC KENZIE, TN 38201**. 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): ESTATE AND/OR HEIRS AT LAW OF BILLY D. SNEAD 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 119 S. Main Street, Suite 500 Memphis, TN 38103 www.rubinlublin.com/property-listings.php Tel: (877) 813-0992 Fax: (404) 601-5846 Ad #142957 08/28/2018, 09/04/2018, 09/11/2018