corner, containing 26 ½ acres, more or less. It is herein stated that when chains are above referred to the measurement is 4 poles to the chain length. Being the same lands described in a conveyance from Larry G. Webb, Administrator of the Estate of Rubye Christine Webb to Larry G. Webb, et al of record in Record Book 319, page 516, Register's Office, DeKalb County, Tennessee.
LESS AND EXCEPT the following described property conveyed to the State of Tennessee, by Warranty Deed from Carl Dwayne Webb, dated April 11, 2011, of record in Record Book 328, page 909, Register's Office of DeKalb County, Tennessee:
SITUATED, lying and being in Civil District No. 21 of DeKalb County, Tennessee, and being more fully described as follows:
BEGINNING at the point of intersection with the existing east right of way line of State Route #56 and the existing north right of way line of Seven Springs Road, said point being 29.00 feet left of centerline station 307+67.40; thence with the said right of way line of State Route #56 north 00 degrees 05 minutes 59 seconds east 51 feet, more or less, to a right of way marker located 129.77 feet right of centerline station 140+78.15; thence with the proposed right of way line south 44 degrees 43 minutes 35 seconds east 37.17 feet to a right of way marker located 55.27 feet left of centerline station 307+94.43; thence south 89 degrees 16 minutes 38 seconds east 150.63 feet to a right of way marker located 52.09 feet left of centerline station 309+43.63; thence south 00 degrees 47 minutes 32 seconds east 31.17 feet to a right of way marker located 20.92 feet left of centerline station 309+43.34; thence with the north right of way line of Seven Springs Road north 88 degrees 00 minutes 32 seconds west 179 feet, more or less, feet to the Point of BEGINNING.
Containing 0.127 acres, more or less.
WHEREAS, said Deed of Trust was made to secure the payment of a note therein set out and contained the power to sell in the case of default in the payment of said note and interest at maturity; and
WHEREAS, the maker of said note has defaulted in the payment thereof, and the owner and holder of said note has declared the entire amount due and payable and has requested the undersigned to foreclose said Deed of Trust according to its terms in order to collect said note.
NOW, THEREFORE, I, the undersigned, W. ANDREW BOBO, SUBSTITUTE TRUSTEE will, in accordance with the terms set out in the Deed of Trust above referred to, on June 15, 2018, at 11:00 A.M., at the door of the DeKalb County Courthouse, offer for sale and sell the above-described real estate at public auction to the highest and best bidder for cash in bar of equity of redemption and free from homestead and dower, all in accordance with the provisions of said Deed of Trust and the laws of Tennessee controlling such sales, subject, however, to all outstanding real estate taxes; any applicable easements and restrictions; and prior liens or mortgages, if any
Other interested parties: Internal Revenue Service
Said property may be sold as a whole or by individual lots or tracts or groups of lots or tracts at the discretion of the Substitute Trustee.
The right is reserved to adjourn the day of the sale to another day and time certain without further publication and in accordance with law upon announcement of said adjournment on the day and time and place of sale set forth above.
The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Substitute Trustee, be cause for rejection of the bid, and if the bid is rejected, the Substitute Trustee shall have the option of making the sale to the next highest bidder who is ready, willing, and able to comply with the terms thereof. The proceeds derived from the sale of the property will be applied as provided for in said Deed of Trust. Said Deed of Trust is made a part hereof as if copied verbatim herein.
This sale of the Property shall be subject to any and all taxes, easements, restrictions, building lines, and assessments (plus penalty and interest, if any), and any redemptive rights of any governmental agency, State or Federal (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust, as well as any priority created by fixture filing, and any applicable City and/or County zoning ordinances as now affect or as may later affect the parcel.
If the U. S. Department of the Treasury/Internal Revenue Service, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor and Work Force Development are listed as interested parties in the advertisement, then the notice of this foreclosure is being given to them, and the sale will be subject to the applicable governmental right to redeem the property, all as required by 26 U.S.C. 7425 and T.C.A. 67-1-1433.
If applicable, the notice requirements of T.C.A. 35-5-117 have been met.
The address of the property is known as 6639 McMinnville Highway, Smithville, Tennessee 37166, but 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 property is further identified as being Map 95, Parcel 33.00 on the records of the Tax Assessor of DeKalb County, Tennessee.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
This 20th day of April, 2018.
W. Andrew Bobo, Substitute Trustee
BOBO, HUNT, WHITE & BURK
111 W. Side Square
Shelbyville, Tennessee 37160
(931) 684-3327
ATTORNEYS FOR SUBSTITUTE TRUSTEE
25833 W3t5-9

NOTICE OF SUBSTITUTE TRUSTEES SALE WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated October 22, 2010, executed by Rebecca E. Hale, Linda Garnett Landahl, conveying certain real property therein described to ALAN E. SOUTH, ATTORNEY AT LAW, SOUTH & ASSOCIATES, as Trustee, as same appears of record in the Register's Office of Dekalb County, Tennessee recorded November 5, 2010, in Deed Book 323, Page 37-48; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Reverse Mortgage Solutions, Inc. 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 May 24, 2018 at 1:00 PM at the Front Steps of the Dekalb County Courthouse, Smithville, Tennessee, 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: BEING ALL OF THAT CERTAIN LAND OR LOT AS DESCRIBED IN DEKALB COUNTY, TENNESSEE AS FOLLOWS TO-WIT: BEING A CERTAIN TRACT OR PARCEL OF LAND LYING IN THE FOURTH (4TH) CIVIL DISTRICT OF DEKALB COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 5 OF FALLING CREEK SUBDIVISION AS SHOWN ON A PLAT OF RECORD IN CASE #1, SLIDE 66, REGISTER`S OFFICE, DEKALB COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE IN THE EAST MARGIN OF A ROAD, SAME BEING A CORNER TO LANDS OF PHILLIP VAUGHN AND BEING THE SOUTHWEST CORNER OF THE LANDS HEREIN DESCRIBED; THENCE WITH THE EAST MARGIN OF THE ROAD NORTH 26 DEGREES, 19 MINUTES AND 26 SECONDS WEST 116.76 FEET TO AN IRON STAKE, SAME BEING THE NORTHWEST CORNER OF THE LANDS HEREIN DESCRIBED; THENCE NORTH 64 DEGREES 01 MINUTES 17 SECONDS EAST 400.47 FEET TO AN IRON STAKE, SAME BEING THE NORTHEAST CORNER OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 28 DEGREES 52 MINUTES 30 SECONDS EAST 77.36 FEET TO AN IRON STAKE, SAME BEING THE SOUTHEAST CORNER OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 58 DEGREES 25 MINUTES 59 SECONDS WEST 405.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.90 ACRE. THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIVE COVENANTS FOR FALLING CREEK SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN CASE #1, SLIDE 66, REGISTER`S OFFICE, DEKALB COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND EASEMENTS OF RECORD. Parcel ID: 054-055.29PROPERTY ADDRESS: The street address of the property is believed to be 445 OLD EAGLE CREEK ROAD, 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): THE ESTATE AND/OR HEIRS AT-LAW OF REBECCA E. HALEOTHER INTERESTED PARTIES: Secretary of Housing and Urban development 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 Trustee119 S. Main Street, Suite 500Memphis, TN 38103 www.rubinlublin.com/property-listings.php Tel: (877) 813-0992Fax: (404) 601-5846 Ad #136151 04/25/2018, 05/02/2018, 05/09/2018
25619 W3t5-9

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on May 17, 2018 at 11:00AM local time, at the west side door, Dekalb County Courthouse, One Public Square, Smithville, Tennessee pursuant to Deed of Trust executed by Aleisha Fuson, to Kerry Webb, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Acopia, LLC on August 23, 2013 at Record Book 361, Page 574; conducted by Shapiro & Ingle, LLP, having been appointed Substitute or Successor Trustee, all of record in the Dekalb County Register's Office. 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: J.P. Morgan Mortgage Acquisition Corp., its successors and assigns.
The following real estate located in Dekalb County, Tennessee, will be sold to the highest call bidder:
Described property located at Dekalb County, Tennessee, to wit:
A certain tract or parcel of land located in DeKalb County, State of Tennessee, described as follows, to-wit;
Being Tract #1 consisting of 0.668 acres as shown on the plat of Division of land Cecil Burger Estate of record in Slide 786, Register's Office, DeKalb County, Tennessee to which reference is made for a more particular description.
Being part of the same property conveyed to Lloyd Glen Chapman and wife, Kimberly Chapman by deed from Pamela Dawn Burger Poss, et al, of record in Record Book 357, page 696, Register's Office for said County.
Further, being part of the same property conveyed to Aleisha Fuson, an unmarried woman, by deed from Lloyd Glen Chapman and wife, Kimberley Chapman of record in Record Book 361, page 572, Register's Office for said County.
Property Address Known as: 1027 Short Mountain Street, Smithville, Tennessee 37166
Street Address: 1027 Short Mountain Street, Smithville, Tennessee 37166
Parcel Number: 073F A 003.00
Current Owner(s) of Property: Aleisha Fuson aka Aleisha Burchett
The street address of the above described property is believed to be 1027 Short Mountain Street, Smithville, Tennessee 37166, but 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, without limitation, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances including those created by a fixture filing or any applicable homeowners' association dues or assessments; all claims or other matters, whether of record or not, which may encumber the purchaser's title and any matter that an accurate survey of the premises might disclose.
The following parties may claim an interest in the above-referenced property to be affected by the foreclosure: any judgment creditor or lien holder with an interest subordinate to the said Deed of Trust or any party claiming by, through, or under any of the foregoing. Such parties known to the Substitute Trustee may include: None.
Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower to the extent disclaimed or inapplicable, and the rights of Aleisha Fuson, and those claiming through him/her/it/them.
Any right of equity of redemption, statutory and otherwise, and homestead are waived in accord with the terms of 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 you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified/bank check made payable to or endorsed to Shapiro & Ingle, LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.
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 only by the Substitute Trustee at any time. If the Substitute Trustee rescinds the sale, the purchaser shall only be entitled to a return of any money paid towards the purchase price and shall have no other recourse. Once the purchaser tenders the purchase price, the Substitute Trustee may deem the sale final in which case the purchaser shall have no remedy. The real property will be sold AS IS, WHERE IS, with no warranties or representations of any kind, express or implied, including without limitation, warranties regarding condition of the property or marketability of title.
This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.
Shapiro & Ingle, LLP
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
Phone: (704) 333-8107
Fax: (704) 333-8156
www.auction.com
File No. 18-115208
25805 W3t5-9

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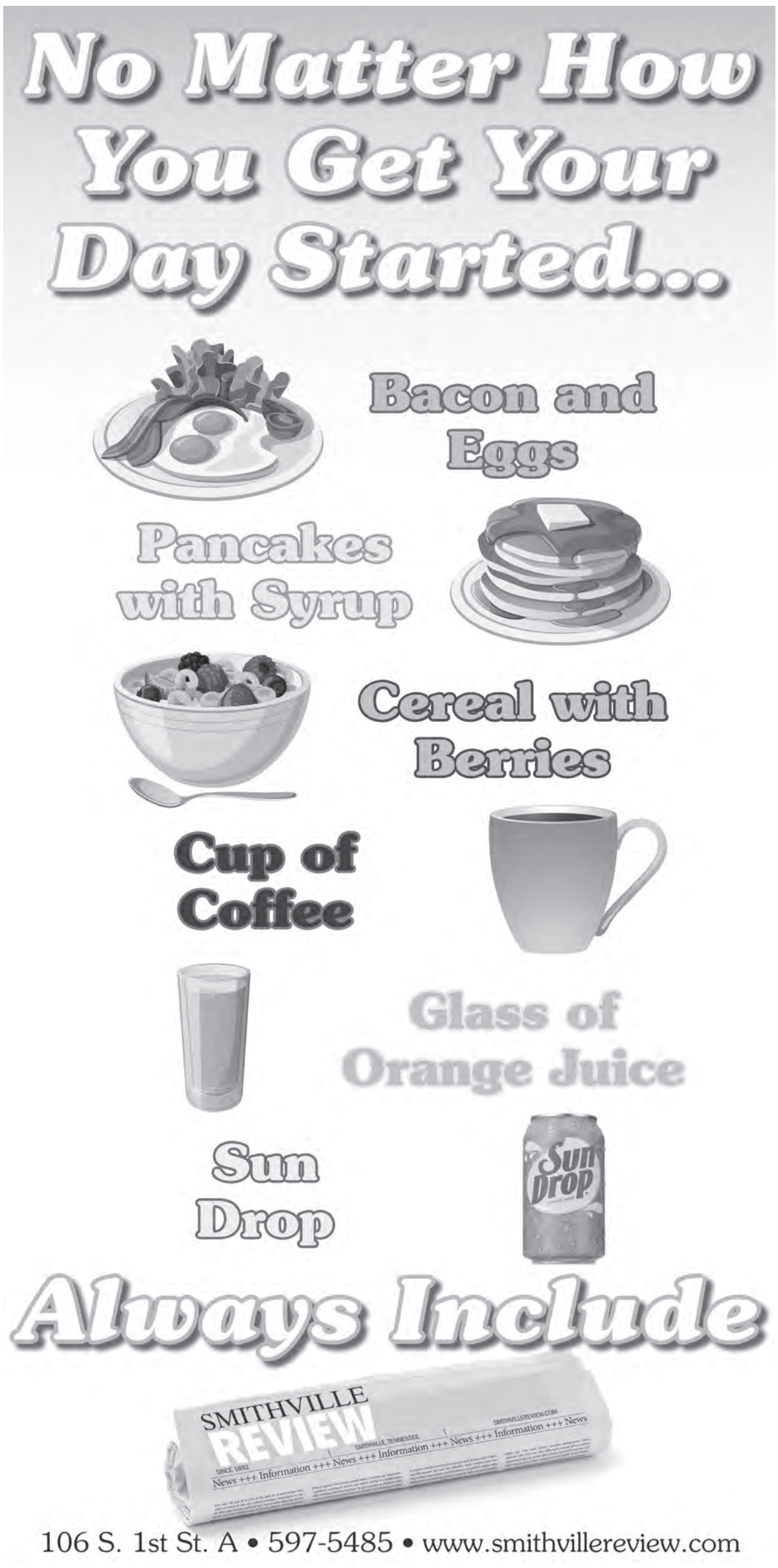
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