

rod, with seven elms and a willow as pointers, thence South 89 degrees West 41.67 poles to a steel rod, thence South 4 degrees West 56.63 poles to the beginning, containing 29.56 acres, more or less, and being the same property described in conveyance from Arzo Jones, et al, to Carlton Jones et ux Tina Jones under dated of May 11, 1986, of record in Deed Book 245, Page 193, Register's Office, Warren County, Tennessee. Tract II: Beginning on an iron pin in the north margin of Haley Road, being the southeast corner of Jones and also being the southwest corner of the herein described; thence with the east line of Jones North 03 degrees 39 minutes East 687.79 feet to a fence post; thence severing the lands of City Bank & Trust Company South 82 degrees 32 minutes East 441.57 feet; thence South 07 degrees 06 minutes West 680.64 feet to a point in the north margin of Haley Road, thence with the north margin of said road North 82 degrees 20 minutes West 400 feet to the beginning and containing 6.60 acres, more or less. There is a power line running across the above-described property. Surveyed by Thomas Thaxton, R.L.S. No. 105, 229 East Spring Street, Cookeville, Tennessee 38501, dated April 20, 1993, and being the same lands described in conveyance from City Bank & Trust Company to Carlton L. Jones and wife, Regina Jones, under date of June 21, 1993, of record in Warranty Deed Book 274, Page 759, Register's Office, Warren County, Tennessee. Tract III: Beginning on a fence post in the northeast corner of Jones and in the south line of the herein described; thence leaving Jones and severing the lands of City Bank and Trust South 82 degrees 32 minutes East 821.57 feet to an iron pin in the west margin of the Old Smithville Highway, being the southeast corner of the herein described; thence with the west margin of said highway North 04 degrees 24 minutes East 200 feet; thence leaving said highway and severing the lands of City Bank and Trust North 83 degrees 24 minutes West 1628.27 feet to a point in the center of a creek;

thence South 09 degrees 23 minutes East 180 feet; thence with Jones South 82 degrees 19 minutes East 765.06 feet to the beginning and containing 6.90 acres, more or less. Surveyed by Thomas Thaxton, R.L.S. No. 105, 229 East Spring Street, Cookeville, Tennessee 38501, dated April 20, 1993, and being the same property described in conveyance from Bennie Will Davis, et ux. to Carlton Lydell Jones and wife, Regina Ann Jones, of record in Warranty Deed Book 303, Page 477, Register's Office, Warren County, Tennessee. Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any. Being the same premises conveyed to Carlton L. Jones from Regina Anne Jones by Quit Claim Deed dated 2/25/2003, and recorded on 2/26/2003, at Book 51, Page 157, in Warren County, TN. Street Address: The street address of the property is believed to be 334 Haley Road, Smithville, TN 37166 but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control. Map/Parcel Number: 003-016.00; 003-016.01 Current owner(s) of Property: Carlton L. Jones; Christopher L. McCormick and Teresa A. McCormick (portion of Tract II, pursuant to Warranty Deed recorded at Record Book 421, Page 357) This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. THE PROPERTY IS

SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. 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 sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale. 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 check made payable to or endorsed to Padgett Law Group. 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 by the Substitute Trustee at any time. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Padgett Law Group, Substitute Trustee 6267 Old Water Oak Road, Suite 203 Tallahassee, Florida 32312 PH: (850) 422-2520 FX: (850) 422-2567 PLG# 18-003486 26262 W3t6-13

**SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on June 26, 2018 at 1:00PM local time, at the south side door, Warren County Courthouse, 111 South Court Square, McMinnville, Tennessee pursuant to Deed of Trust executed by Michael Crankshaw and Robin Harris, to First American Mortgage Corporation, as trustee for Citibank, N.A. on September 4, 2012 at Record Book 305, Page

799; conducted by Shapiro & Ingle, LLP, having been appointed Substitute or Successor Trustee, all of record in the Warren 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: Citibank NA, its successors and assigns. The following real estate located in Warren County, Tennessee, will be sold to the highest call bidder: Described property located at Warren County, Tennessee, to wit: The following described real property: The real property located in the City of McMinnville, County of Warren, State of Tennessee. Described as follows: All that certain parcel of land situate in the County of Warren, State of Tennessee, being more particularly described as follows: Beginning at an iron pin in the South margin of Old U.S. Highway 70, a common corner to Powers (138/163) thence North 56 degrees 37 minutes 17 seconds West 254.79 feet to an iron pin the Southeastern margin of the Seaboard Systems Railroad right of way; thence with said right of way North 43 degrees 12 minutes 35 seconds East 163.47 feet to an iron pin; thence with the arc of a curve in said railroad right of way with a radius of 1988.7 feet and a distance of 566.59 feet to a point; thence also with said right of way North 65 degrees 21 minutes 27 seconds East 290.57 feet to an iron pin; thence along Old U.S. Highway 70 South 41 degrees 05 minutes 50 seconds West 262.57 feet to an iron pin; thence South 67 degrees 13 minutes 36 seconds West 110.20 feet to an iron pin; thence South 55 degrees 10 minutes 25 seconds West 77.55 feet to an iron pin; thence South 13 degrees 01 minute 19 seconds West 115.34 feet to the point of beginning; according to a survey dated August 29, 1988, by Miles Gordon Smith. Being the same parcel of conveyed to Michael Crankshaw and Robin Harris from Federal Home Loan Mortgage Corporation, by virtue of a deed dated 3/7/2011, recorded 3/23/2011, in deed Book

276, Page 665, as Instrument No. 109517 County of Warren, State of Tennessee. Street Address: 335 Shady Rest Rd. McMinnville, Tennessee 37110 Parcel Number: 051 076.00 Current Owner(s) of Property: The Heirs of Michael Crankshaw and Robin Harris The street address of the above described property is believed to be 335 Shady Rest Rd, McMinnville, Tennessee 37110, 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: All parties claiming by, through or under Michael Crankshaw. 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 Michael Crankshaw and Robin Harris, 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. 18-115482 26263 W3t6-13

**SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on June 26, 2018 at 1:00PM local time, at the south side door, Warren County Courthouse, 111 South Court Square, McMinnville, Tennessee pursuant to Deed of Trust executed by Troy Warner and Rebecca Warner, to John D. Barry Tarrant, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. as nominee for New Penn Financial, LLC on October 24, 2011 at Book 287, Page 304, Instrument No. 113177; conducted by Shapiro & Ingle, LLP, having been appointed Substitute or Successor Trustee, all of record in the Warren 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: Wells Fargo Bank, NA, its successors and assigns. The following real estate located in Warren County, Tennessee, will be sold to the highest call bidder: Described property located at Warren County, Tennessee, to wit: A CERTAIN TRACT or parcel of land situated in the Ninth Civil District of Warren County, Tennessee, and described as follows, to-wit: BEGINNING on a point in the southern edge of the Smartt Station Road, the same point being the northwest corner of the subject tract and the northeast corner of Griffith; thence S 2 deg. W, 790 feet with an existing fence row and with Griffith and Kellebrew to an existing corner and fence row in the line of Kellebrew and Hattaway; thence N 76 deg. E, 150 feet to a steel fence post and the same being in an existing fence row of Hattaway; thence N 2 deg. E, 698 feet and severing the land of Foster to a steel fence post in the southern margin of the Smartt Station Road; thence with the southern margin of the Smartt Station Road N 68 deg. W, 150 feet to the point of BEGINNING and containing 2.4 acres more or less. Being the same property conveyed to Troy Warner and wife, Rebecca Warner by Warranty Deed from Tommy L. King and wife, Briget M. King dated October 24, 2011 and recorded in Book 287, Page 302 in the Register's Office for Warren County, Tennessee. Being the same property conveyed to Tommy L. King and wife, Briget M. King by Warranty Deed from Tommy Foster and wife, Kay Foster dated June 11, 1998 and recorded in Book 300, Page 568 in the Register's Office for Warren County, Tennessee. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION. \*\*The physical address of this property is: 1139 Smartt Station Road, Morrison, Tennessee, 37357\*\* Street Address: 1139 Smartt Station Rd, Morrison, Tennessee 37357 Parcel Number: 078 047.09 Current Owner(s) of Property: Troy Warner and Rebecca Warner The street address of the above described property is believed to be 1139 Smartt Station Rd, Morrison, Tennessee 37357, 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 Troy Warner and Rebecca Warner, 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

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