

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, WEAKLEY COUNTY

WHEREAS, Athanasia Alexia Choate executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Investors Group, Lender and Charles E. Tonkin, II, Trustee(s), which was dated May 31, 2018, and recorded on June 1, 2018 in Book T715, Page 508, in Weakley 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, Tennessee Housing Development Agency, (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 **March 24, 2020, at 12 p.m.** at the usual and customary location at the Weakley County Courthouse, Dresden, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Weakley County, Tennessee, to wit:

The following described real estate situated and being in the Fifth Civil District of Weakley County, Tennessee, and further described as follows:

Map 46 - Parcel 51.00

477 Hunt Road, Palmersville, TN

BEGINNING at a stake 42 poles and 2 feet West of the original southeast corner; runs thence North 12 poles and 12 feet to a stake; thence West 25 poles and 8 feet to a stake; thence South 12 poles and 12 feet to a stake in public road; thence East with public road 25 poles and 8 feet to the point of beginning, and containing 2 acres, more or less.

Being the same real estate conveyed to Athanasia Alexis Choate and Tyler Hardin by Warranty Deed of record in Deed Book D443 at page 14 in the Register's Office of Weakley County, Tennessee.

Parcel ID Number: **046 05100 000**

Address/Description: **477 HUNT ROAD, Palmersville, TN 38241.**

Current Owner(s): **ATHANASIA ALEXIA CHOATE.**

Other Interested Party(ies): **Tennessee Housing Development Agency and Weakley County Municipal Electric System.**

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.: 20-02325 FC01