

# **SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE**

Default having been made in the terms, conditions, and payments provided in a certain Deed of Trust dated **SEPTEMBER 11, 2017**, executed by **JUSTIN SAVAGE, UNMARRIED MAN**, to **SUSAN VOSS**, Trustee, of record in **BOOK T709, PAGE 524**, for the benefit of **REGIONS BANK D/B/A REGIONS MORTGAGE**, in the Register's Office for **WEAKLEY** County, Tennessee and to **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY**, either of whom may act, appointed as Substitute Trustee in an instrument of record in the Register's Office for **WEAKLEY** County, Tennessee, to secure the indebtedness described, the entire indebtedness having been declared due and payable by **REGIONS BANK D/B/A REGIONS MORTGAGE**, being the present owner/holder or authorized agent, designee or servicer of the holder/owner of said indebtedness, has requested foreclosure proceedings to be instituted; and as provided in said Deed of Trust, I, **J. PHILLIP JONES/JESSICA D. BINKLEY**, will by virtue of the power and authority vested in me as Substitute Trustee, on **THURSDAY, MARCH 26, 2020 AT 12 P.M. (NOON), LOCAL TIME AT THE FRONT DOOR OF THE WEAKLEY COUNTY COURTHOUSE, IN DRESDEN, WEAKLEY COUNTY, TENNESSEE**, sell to the highest bidder for cash, free from the equity of redemption, homestead, and dower, and all other exemptions which are expressly waived, and subject to any unpaid taxes, if any, the following described property in **WEAKLEY** County, Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF WEAKLEY, TENNESSEE:

LAND LOCATED IN THE 7TH CIVIL DISTRICT OF WEAKLEY COUNTY, TENNESSEE:

BEGINNING AT A STAKE IN THE STREET, THE SOUTHWEST CORNER OF LOT NO. 3; RUNS THENCE NORTH 100 FEET TO A STAKE; RUNS THENCE WEST 155 FEET TO A STAKE IN THE ROAD; RUNS THENCE SOUTH APPROXIMATELY 100 FEET TO A STAKE IN THE ROAD; THENCE RUNS EAST FOLLOWING SUCH ROAD, APPROXIMATELY 155 FEET TO THE POINT OF BEGINNING, BEING LOT NO. 2.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN SAVAGE BY WARRANTY DEED OF CARRIE LEIGH MOSLEY POWERS, DATED SEPTEMBER 11, 2017 AND OF RECORD IN DEED BOOK D440, PAGE 703, REGISTER'S OFFICE FOR WEAKLEY COUNTY, TENNESSEE.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS, SET-BACK LINES AND OTHER MATTERS AS SHOWN OF RECORD IN PLAT BOOK P2, PAGE 48, REGISTER'S OFFICE FOR WEAKLEY COUNTY, TENNESSEE.

SUBJECT TO BUILDING RESTRICTIONS AS APPEAR OF RECORD IN DEED BOOK 139, PAGE 186, REGISTER'S OFFICE FOR WEAKLEY COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 141 D AND C SUBDIVISION ROAD, DRESDEN, TN 38225.

MAP 110D GRP C PARCEL 019.00

THE SALE OF THE SUBJECT PROPERTY IS WITHOUT WARRANTY OF ANY KIND, AND IS FURTHER SUBJECT TO THE RIGHT OF ANY TENANT(S) OR OTHER PARTIES OR ENTITIES IN POSSESSION OF THE PROPERTY. ANY REPRESENTATION CONCERNING ANY ASPECT OF THE SUBJECT PROPERTY BY A THIRD PARTY IS NOT THE REPRESENTATION/RESPONSIBILITY OF TRUSTEE(S)/ SUBSTITUTE TRUSTEE(S) OR THEIR OFFICE.

THIS SALE IS SUBJECT TO ANY UNPAID TAXES, IF ANY, ANY PRIOR LIENS OR ENCUMBRANCES LEASES, EASEMENTS AND ALL OTHER MATTERS WHICH TAKE PRIORITY OVER THE DEED OF TRUST UNDER WHICH THIS FORECLOSURE SALE IS CONDUCTED, INCLUDING BUT NOT LIMITED TO THE PRIORITY OF ANY FIXTURE FILING. 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 ALL APPLICABLE GOVERNMENTAL ENTITIES RIGHT TO REDEEM THE PROPERTY, ALL AS REQUIRED BY 26 U.S.C. 7425, T.C.A. 67-1-1433, AND 28 U.S.C. 2410 (C). THE NOTICE REQUIREMENTS OF T.C.A. 35-5-101 ET SEQ. HAVE BEEN MET.

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. THE TRUSTEE/SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO RESCIND THE SALE

IN THE EVENT THE HIGHEST BIDDER DOES NOT HONOR THE HIGHEST BID WITHIN 24 HOURS, THE NEXT HIGHEST BIDDER AT THE NEXT HIGHEST BID WILL BE DEEMED THE SUCCESSFUL BIDDER.

OTHER INTERESTED PARTIES: NONE OF RECORD

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This is improved property known as 141 D AND C SUBDIVISION ROAD, DRESDEN, TN 38225.

J. PHILLIP JONES/JESSICA D. BINKLEY, SUBSTITUTE TRUSTEE  
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