

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated October 16, 2009, and the Deed of Trust of even date securing the same, recorded October 27, 2009, at Book TD465, Page 249 in Office of the Register of Deeds for Macon County, Tennessee, executed by Jada Dixon and Charles Dixon, conveying certain property therein described to Kerry Webb as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Acopia, LLC, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee will, on May 1, 2014 on or about 12:00 P.M., at the Macon County Courthouse, Lafayette, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Macon County, Tennessee, and being more particularly described as follows:

All of that certain tract or parcel of land, situate lying and being in the 3rd Civil District of Macon County, Tennessee, known as 2490 Clampett Hollow Road, Lafayette, Tennessee 37083, and being more particularly described as follows: Land in Macon County, Tennessee, described as follows:

Parcel Number 1: This is Tract Number 25 of the Robert L. Huffines property.

Being located in the 3rd Civil District of Macon County, Tennessee, on the West side of Clampett Hollow Road, and more particularly described as follows: Beginning at an iron pin in the West margin of Clampett Hollow Road, same being the Southeast corner of this tract and the Northeast corner of Tract Number 24 of the Huffines property (McClanahan), also being 530.80 feet North of a corner of Charles E. Lewis as you measure along the West margin of Clampett Hollow Road; thence leaving road with line of said Tract Number 24, North 83 degrees 08 minutes 45 seconds West

1192.20 feet to an iron pin; thence with line of Tract Number 17 of the Huffines property (Simmons), North 06 degrees 51 minutes 15 seconds East 183.23 feet to an iron pin; thence with the line of Tract Number 26 of the Huffines property (Halliburton), South 83 degrees 08 minutes 45 seconds East 1185.70 feet to an iron pin in the West margin of Clampett Hollow Road; thence with said margin. South 04 degrees 38 minutes 04 seconds West 183.37 feet to the beginning containing 5.00 acres more or less by survey by Carroll Carmen, Registered Land Surveyor, Tennessee Number 910, dated May 21, 1988.

A 25-foot water line easement exists along the front of this property as it adjoins Clampett Hollow Road.

Parcel Number 2: This is Tract Number 26 of the Robert L. Huffines property.

Being located in the 3rd Civil District of Macon County, Tennessee, on the West side of Clampett Hollow Road, and more particularly described as follows: Beginning at an iron pin in the West margin of Clampett Hollow Road, same being the Southeast corner of this tract and the Northeast corner of Tract Number 25 of the Huffines property (Halliburton), also being 714.17 feet North of a corner of Charles E. Lewis as you measuring along the West margin of Clampett Hollow Road; thence leaving road with line of said Tract Number 25, North 83 degrees 07 minutes 45 seconds West 1185.10 feet to an iron pin; thence with line of Tract Number 17 of the Huffines property (Simmons), North 06 degrees 51 minutes 15 seconds East 184.3 feet to an iron pin; thence with line of Tract Number 27 of the Huffines property (Hardin), South 83 degrees 08 minutes 45 seconds East 1175.48 feet to an iron pin in the west margin of Clampett Hollow Road; thence with said margin along a curve proceeding clockwise, having a deflection angle of 05 degrees 34 minutes 04 seconds, a radius of 523.76 feet, a tangent length of 25.47 feet and a chord of South 01 degrees 51 minutes 05 seconds West 50.88 feet; thence along said curve an arc length of 50.90 feet; thence South 04 degrees 38 minutes 04 seconds West 133.79 feet to the point of beginning, containing 5.00 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated May 21, 1988.

A 25-foot water line easement exists along the front of this property as it adjoins Clampett Hollow Road.

Parcel Number 3: This is Tract Number 27 of the Robert L. Huffines property.

Being located in the 3rd Civil District of Macon County, Tennessee, on the West side of Clampett Hollow Road, and being a portion of the property found in deed Book 128, Page 57 Register's Office, Macon County Tennessee, and more particularly described as follows: Beginning at an iron pin in the West margin of Clampett Hollow Road, same being the Northeast corner of this tract and the Southeast corner of Tract Number 28 of the Huffines property (Leonard) also being 679.19 feet South of the Southeast corner of Teresa Doss as you measure along the West margin of Clampett Hollow Road; thence with said margin. South 11 degrees 19 minutes 25 seconds East 101.71 feet to a point; same being point of curvature of a curve proceeding clockwise, having a deflection angle of 10 degrees 23 minutes 24 seconds, a radius of 523.76 feet, a tangent length of 47.62 feet, and a chord of South 06 degrees 07 minutes 40 seconds East 94.85 feet; thence along said curve an arc length of 94.98 feet to an iron pin; thence leaving road with line of Tract Number 26 of the Huffines property (Halliburton), North 83 degrees 08 minutes 45 seconds West 1175.48 feet to an iron pin; thence with the line of Tract Number 17 of the Huffines property (Simmons) North 06 degrees 51 minutes 15 seconds East 189.06 feet to an iron pin; thence with line of Tract Number 28 of the Huffines property (Leonard) South 83 degrees 08 minutes 45 seconds East 1122.45 feet to the point of beginning containing 5.00 acres more or less by survey by Carroll Carman, Registered Land Surveyors, Tennessee Number 910, dated March 21, 1988.

A 25 foot water line easement exists along the front of this property as it adjoins Clampett Hollow Road.

Parcel Number 4: This is Tract Number 28 of the Robert L Huffines property.

Being located in the 3rd Civil District of Macon County, Tennessee, on the West side of Clampett Hollow Road, and being a portion of the property found in Deed Book 128, Page 57, Register's Office, Macon County, Tennessee. See Tax Map 71, Tax Assessor's Office, Macon County, Tennessee, and more particularly described as follows: Beginning at an iron pin in the West margin of Clampett Hollow Road, same being the Northeast corner of this tract and the Southwest corner of Tract Number 29 of the Huffines property (Leonard), also being 468.81 feet South of the Southeast corner of Teresa Doss as you measure along the West margin of Clampett Hollow Road; thence with said margin. South 11 degrees 15 minutes 25 seconds East 210.38 feet to an iron pin; thence leaving road with lines of Tract Number 27 of the Huffines property (Hardin), North 83 degrees 08 minutes 45 seconds West 1122.45 feet to an iron pin; thence with line of Tract Number 17 of the Huffines property (Simmons), North 06 degrees 51 minutes 15 seconds East 199.88 feet to an iron pin; thence with line of Tract Number 29 of the Huffines property (Leonard), South 83 degrees 08 minutes 45 seconds East 1056.82 feet to the point of beginning, containing 5.00 acres more or less by survey by Carroll

Carman, Registered Land Surveyor, Tennessee Number 910, dated March 21, 1988.

A 25-foot water line easement exists along the front of this property as it adjoins Clampett Hollow Road.

Parcel Number 5: This is Tract Number 29 of the Robert L. Huffines property.

Being located in the 3rd Civil District of Macon County, Tennessee, on the West side of Clampett Hollow Road, and being a portion of the property found in Deed Book 129, Page 57, Register's Office, Macon County, Tennessee, and more particularly described as follows: Beginning at an iron pin in the West margin of Clampett Hollow Road, same being the Northeast corner of this tract and the Southeast corner of Tract Number 30 of the Huffines property (Leonard) also being 232.36 feet South of the Southeast corner of Teresa Doss as you measure along the West margin of Clampett Hollow Road; thence with said margin, South 19 degrees 04 minutes 25 seconds East 183.68 feet; thence South 11 degrees 19 minutes 25 seconds East 52.77 feet to an iron pin; thence leaving road with line of Tract Number 28 of the Huffines property (Leonard), North 83 degrees 08 minutes 45 seconds West 1056.82 feet to an iron pin; thence with line of Tract Number 17 of the Huffines property (Simmons), North 06 degrees 51 minutes 15 seconds East 215.33 feet to an iron pin; thence with line of Tract Number 30 of the Huffines property (Leonard), South 83 degrees 08 minutes 45 seconds East 960.05 feet to the point of beginning containing 5.00 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated March 21, 1988.

A 25-foot water line easement exists along the front of this property as it adjoins Clampett Hollow Road.

Parcel Number 6: This is Tract Number 30 of the Robert L. Huffines property.

Being located in the 3rd Civil District of Macon County, Tennessee, on the West side of Clampett Hollow Road, and being a portion of the property found in Deed Book 128, Page 57, Register's Office, Macon County, Tennessee and more particularly described as follows: Beginning at an iron pin in the West margin of Clampett Hollow Road, same being the Northeast corner of this tract and the Southeast corner of Teresa Doss; thence with said margin along a

Notice of Trustee's Sale Jada Dixon 5-1-14Wednesday, March 19, 2014

curve proceeding counter-clockwise, having a deflection angle of 37 degrees 07 minutes 49 seconds, a radius of 243.27 feet; a tangent length of 81.71 feet. South 19 degrees 04 minutes 25 seconds East 74.71 feet to an iron pin; thence leaving road with line of Tract Number 29 of the Huffines property(Leonard), North 83 degrees 08 minutes 45 seconds West 960.05 feet to an iron pin; thence with line of Tract Number 17 of the Huffines property(Simmons), North 06 degrees 51 minutes 15 seconds East 313.33 feet to an iron pin; thence with line of A. D. Robertson, South 48 degrees 37 minutes 20 seconds East 152.33 feet to an iron pin at a 4-inch hackberry tree; thence South 84 degrees 51 minutes 00 seconds East 579.38 feet to an iron pin at an 18-inch ash tree; thence with line of Teresa Doss, South 78 degrees 15 minutes 40 seconds East 203.50 feet to the point of beginning, containing 5.00 acres, more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee, Number 910, dated March 21, 1988.

A 25-foot water line easement exists along the front of this property as it adjoins Clampett Hollow Road.

ALSO KNOWN AS: 2490 Clampit Hollow Road, Lafayette, Tennessee 37083

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; 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. In addition, the following parties may claim an interest in the above-referenced property: Jada Dixon; Charles Dixon

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option 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. W&A No. 846 243346

DATED March 12, 2014

INSERTION DATES: WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Notice of Trustee's Sale Jada Dixon 5-1-14

Wednesday, March 19, 2014

March 18, 2014

March 25, 2014

April 1, 2014

FHA No.

DSaleNoticeTN-Shellie_slucas_140312_1012

FOR SALE INFORMATION, VISIT WWW.MYFIR.COM and WWW.REALTYTRAC.COM