

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated August 7, 2009, executed by SHANEADA HOPE GASS, conveying certain real property therein described to JOE CARTER, Trustee for Citizens Bank. Said Deed of Trust is of record in Trust Deed Book 462, Page 273, Register's Office, Macon County, TN; and

WHEREAS, Citizens Bank is the true and lawful holder of the debt, has declared the entire indebtedness due and payable, has appointed the undersigned, A. RUSSELL BROWN, as Successor Trustee by instrument filed for record in the Macon County Register of Deeds, and has instructed the Successor Trustee to foreclose said Deed of Trust in accordance with its terms and provisions; and

WHEREAS, a search of the public records at the time of the initial publication revealed no lien filed by the United States or the State of Tennessee which affects the above described property;

NOW, THEREFORE, by the authority vested in me as Successor Trustee, I will on the 22nd day of May, 2014, at 10:30 o'clock a.m. at the Macon County Courthouse, Public Square, Lafayette, Tennessee, sell at public auction to the highest and best bidder for cash the following described property known as Map: 041 Parcel 023.03, situated in the 9th Civil District, Macon County, TN;

Being located in the 9th Civil District, Macon County, Tennessee, BEGINNING at an iron pin at the southwesterly margin of Highland Road, being the northwesterly corner of this tract and a corner to tract 2 of the Glen and Wilma Perrigo property; thence with tract #2 south 43 degrees 00 minutes 12 seconds east 191.44 feet to an iron pin new, being a corner to the remaining property of Perrigo; thence with the remaining property of Perrigo South 53 degrees 13 minutes 48 seconds west 125.86 feet to an iron pin new; north 42 degrees 58 minutes 14 seconds west 180.22 feet to an iron pin new at the margin of Highland Road; thence with the margin of Highland Road north 48 degrees 07 minutes 00 seconds east 125.04 feet to the point of beginning, containing 0.53 acre, more or less. According to a survey by Joe E. Holland, TN Land Surveyor #492, dated 3/1/1996.

Being the same property conveyed to Shaneada Hope Gass, by warranty deed from Josephine Jones and Greta Witcher, dated August 7, 2009, and of record in Deed Book 296, Page 328, Register's Office, Macon County, TN.

The physical address of this property is thought to be 2779 Highland Road, Lafayette, TN

Notice of Trustee's Sale Shaneada Gass

Tuesday, April 22, 2014

37083, but the property is being sold pursuant to the legal description and reliance on the physical address should not be made.

Also to be conveyed is a 1997 Fleetwood Mobil Home, VIN #TNFLV27A1B50120SR12.

Said sale shall be to the highest bidder for cash in bar of all rights and equities of redemption, statutory or otherwise, homestead, dower, and all other rights or exemptions of every kind, all of which are expressly waived in said Deed of Trust. The title is believed to be good, but the undersigned will convey and sell only as Successor Trustee. The property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. Said sale is subject to all matters shown on any recorded plat, any unpaid taxes, easements, covenants, any prior or superior liens or encumbrances, and to any matter that an accurate survey might disclose. This sale is also subject to the rights of any person in possession.

If a high bidder fails to close a sale, the Successor Trustee shall have the option of making the sale to the next highest bidder who is able, capable, and willing to comply with the terms thereof. The right is reserved to adjourn the sale to another day, place or time certain, without further publication, upon announcement of same at the time of adjournment.

Interested Party: Atlantic Credit & Finance, Inc., Assignee from HSBC, c/o Buffalo and Associates, PLC.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

A. Russell Brown, Attorney at Law
Successor Trustee
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Publish Dates: April 15, April 22, and April 29, 2014

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