

NOTICE OF SUBSTITUTE TRUSTEE'S SALE TENNESSEE, MACON COUNTY DEFAULT having been made in the terms, conditions and payments provided in certain Deed of Trust executed by Dayton E. Wauford to David W. Kious, Trustee dated December 30, 2009 in the amount of \$63,342.00, and recorded in the Register's Office of Macon County, Tennessee in Deed Book TD468, Page 79-84, ("Deed of Trust"); and, the beneficial interest of said Deed of Trust having been last transferred to JPMorgan Chase Bank, National Association by assignment; and, JPMorgan Chase Bank, National Association, as the current holder of said Deed of Trust (the "Holder"), has appointed as Substitute Trustee the undersigned, , any of whom may act, by instrument filed for record in the Register's Office of Macon County, Tennessee with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; therefore, NOTICE is hereby given that the entire amount of said indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and the undersigned as Substitute Trustee, or a duly appointed attorney or agents by virtue of the power and authority vested by the Appointment of Substitute Trustee, will on Thursday, May 22, 2014 commencing at 12:00pm at the main entrance of the Macon County Courthouse in Lafayette, Tennessee; sell to the highest bidder for cash, immediately at the close of sale, the following property to-wit: A certain tract or parcel of land in the 1st Civil District of Macon County, Tennessee, as follows:

Lying and being a part of Lot No. 1, Section A and more particularly described as follows: Beginning at an iron pin on Flippin Drive which iron pin is located 259 feet in Southeasterly direction from Ellington Drive and this beginning point being a common corner of this lot and the Windell Flippin Home Place Lot; thence running with Flippin Drive S. 29 deg. E. 92 feet to an iron pin, corner to Lot #2, Section A; thence S. 62 deg. W. 248 feet to a steel pin, another corner of Lot #2, Section A; thence N. 28 deg. W. 80 feet to an iron pin; thence in a Northeasterly direction 248 feet to the point of beginning. Being the same property conveyed to Dayton E. Wauford from Matthew Carman and Terry Burgett by Warranty Deed dated December 30, 2009, recorded 12-30-09, in Deed Book 298, Page 336, Registers Office of Macon County, Tennessee. Parcel Id No.: 050G-C-002.00 Map & Parcel No.: 050G-C-002.00  
PROPERTY ADDRESS: 1415 Flippin Drive, Lafayette, Tennessee 37083 CURRENT OWNER(S): Dayton E. Wauford SUBORDINATE LEINHOLDERS: N/A OTHER INTERESTED PARTIES: N/A

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, however, the undersigned will sell and convey only as Substitute Trustee. The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property; as well as any prior liens or encumbrances as well as priority created by a fixture filing; and/or any matter that an accurate survey of the premises might disclose. If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor and Workforce 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 the applicable governmental entities` right to redeem the property, as required by 26 U.S.C § 7425 and T.C.A. § 67-1-1433. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status

**Notice of Substitute Trustee Sale Dayton E. Wauford**

Tuesday, April 29, 2014

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of the loan with the holder of the Deed of Trust. The notice requirements of T.C.A. §35-5-117 were satisfied prior to the first publication of the Notice of Substitute Trustee`s Sale. Substitute Trustee reserves the right 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. McCurdy & Candler TN, LLC 3525 Piedmont Road NE, Six Piedmont Center, Suite 700 Atlanta, GA 30305 (404) 373-1612 [www.mccurdycandler.com](http://www.mccurdycandler.com)

File No. 14-01306 /CONV Ad Run Dates: 4/29/2014, 5/6/2014, and 5/13/2014

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Ad #69675