

**SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on June 26, 2014 at 10:00AM local time, at the south door, Macon County Courthouse, 904 HWY. 52 Bypass East, Lafayette, Tennessee, pursuant to Deed of Trust executed by Sherry L. Masters and Tony A. Masters, wife and husband, to Rudy Title and Escrow, Trustee, on October 31, 2006 at Book TD411, Page 42, Instrument No. 06003610; all of record in the Macon County Register's Office.

Party entitled to enforce security interest: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26, its successors and assigns

The following real estate located in Macon County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

TRACT NO.1: BEING LOT NO.3 OF THE POPLAR WOODS ESTATES SUBDIVISION, A PLAT OF WHICH IS OF RECORD IN PLAT CABINET 1, SLIDE 75B, REGISTER'S OFFICE OF MACON COUNTY, TENNESSEE, SAID LOT CONTAINING 0.73 ACRES MORE OR LESS.

TRACT NO 2: BEGINNING AT AN IRON PIN (OLD) AT THE SOUTHEAST CORNER OF LOT 3 OF THE POPLAR WOODS ESTATES, BEING THE NORTHEAST CORNER OF THIS TRACT AND A CORNER TO THE REMAINING PROPERTY OF ROGER AND VIRGINIA HIX AND 145.95 FEET SOUTH OF REDBUD LANE; THENCE WITH THE LINE SEVERING THE REMAINING PROPERTY OF ROGER HIX, SOUTH 16 DEGREES 50 MINUTES 05 SECONDS EAST 120.49 FEET TO AN IRON PIN (NEW); SOUTH 89 DEGREES 15 MINUTES 53 SECONDS WEST 310.40 FEET TO A 10" WALNUT, BEING THE SOUTHWEST CORNER OF LOT 3 OF POPLAR WOODS ESTATES; THENCE WITH LOT 3 NORTH 66 DEGREES 35 MINUTES EAST 300.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.412 ACRES MORE OR LESS.

Being the same property conveyed to the within named grantor(S) by Deed recorded simultaneously herewith in Book 280, page 23 or Instrument No. N/A, Register's Office for said County.

Street Address: 88 Redbud Road, Red Boiling Springs, Tennessee 37150

Parcel Number: 043-032.26

Current Owner(s) of Property: Sherry L. Masters

Other interested parties: Unifund CCR Partners C/O Mendelson Law Firm

The street address of the above described property is believed to be 88 Redbud Road, Red Boiling Springs, Tennessee 37150, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

**SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.**

All right of equity of redemption, statutory and otherwise, and homestead 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.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified/bank check made payable to or endorsed to Shapiro & Kirsch, LLP. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful

**Substitute Trustee Sale Sherry & Tony Masters**

Friday, June 6, 2014

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purchaser at the time the foreclosure deed is delivered.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

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