RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Robert L. Sehl and Mary D. Sehl

GRANTEE(s)
Federal National Mortgage Association

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20110074322 DEEDTRS
Recvd: 11/23/11 13:33 8 pgs
Fees:42.00 Taxes:0.00
20111123-0091854

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 18, 2008 and recorded May 8, 2008, as Instrument No. 20080508-0047678 in the Register's Office of Davidson County, Tennessee, Mary D. Sehl and Robert L. Sehl conveyed to Donnie R. Marshall, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for GMAC Mortgage, LLC dba ditech and GMAC Mortgage, LLC dba ditech's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, GMAC Mortgage, LLC has appointed **SHELLIE WALLACE** as Successor Trustee and **J.P. SELLERS** as Co-Trustee by instrument of record recorded on October 17, 2011 as Instrument No. 20111017-0080595 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and GMAC Mortgage, LLC has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; announcing the scheduled sale date of October 12, 2011; and on said date the sale was announced to be postponed to November 16, 2011;said advertisement began on September 16, 2011 and was advertised a total of three times, prior to actual sale date. The HB 3588 letter was mailed to the borrower(s) on June 14, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on November 16, 2011 at the Bridgestone Arena in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to GMAC Mortgage, LLC, at and for the sum of $127,909.53, that being the highest and best bid offered; and

WHEREAS, the said GMAC Mortgage, LLC has assigned its interest in said property to the Federal National Mortgage Association, its successors and assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Co-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by GMAC Mortgage, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Co-Trustee does hereby grant, bargain, sell, and convey to the Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Capitol View Subdivision of record in Book 974, Page 52 & 53, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert L. Sehl and Mary D. Sehl by Warranty Deed recorded October 17, 1988 , at Book 7678, Page 680, Register's Office for Davidson County, Tennessee.

Commonly known as: 2821 Alhambra Circle, Nashville, Tennessee 37207.

Tax Parcel No.: 06016005600

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 17th day of November, 2011.

J.P. Sellers
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, J.P. Sellers, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 17 day of Nov, 2011.

Notary Public

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

My Commission Expires: 4-19-2021

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $127,909.53, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

J.P. Sellers
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, J.P. Sellers, as Co-Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas, this 17 day of Nov, 2011.

Notary Public

My Commission Expires: 4-19-2021

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who after being duly sworn, deposed and stated:

1. I am the Co-Trustee with a certain deed of trust, dated April 18, 2008, recorded May 8, 2008, as Instrument No. 20080508-0047678 in the Register's Office of Davidson County, Tennessee, executed by Mary D. Sehl and Robert L. Sehl in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for GMAC Mortgage, LLC dba ditech and GMAC Mortgage, LLC dba ditech's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for GMAC Mortgage, LLC dba ditech and GMAC Mortgage, LLC dba ditech's successors and assigns.

2. GMAC Mortgage, LLC is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 7th day of November, 2011.

J.P. Sellers
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, J.P. Sellers, Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

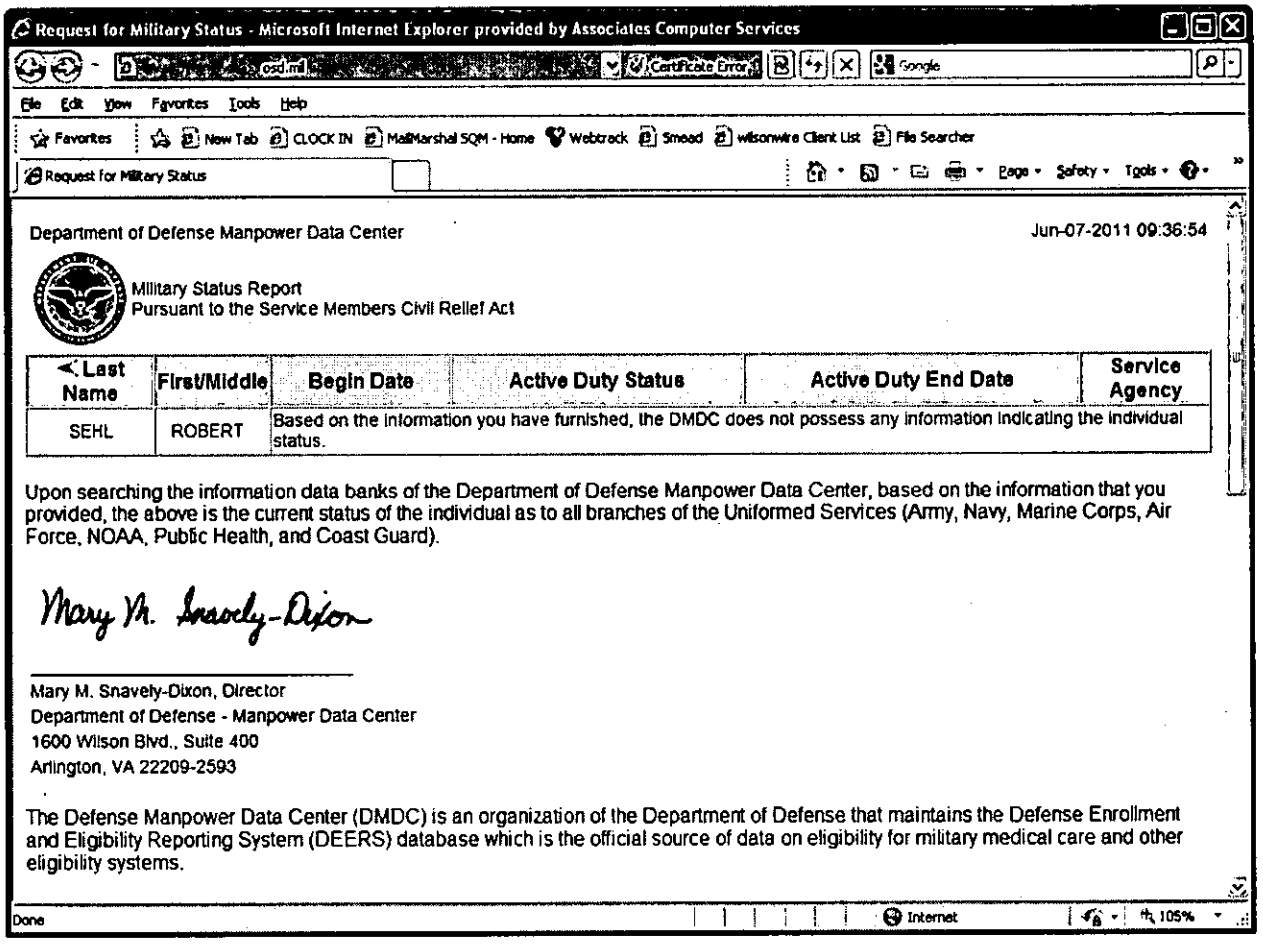
Witness my hand and seal at office in Little Rock, Arkansas this 17 day of Nov, 2017.

Notary Public

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_jdean_111116_1135



Department of Defense Manpower Data Center

Jun-07-2011 09:36:54

Military Status Report
Pursuant to the Service Members Civil Relief Act

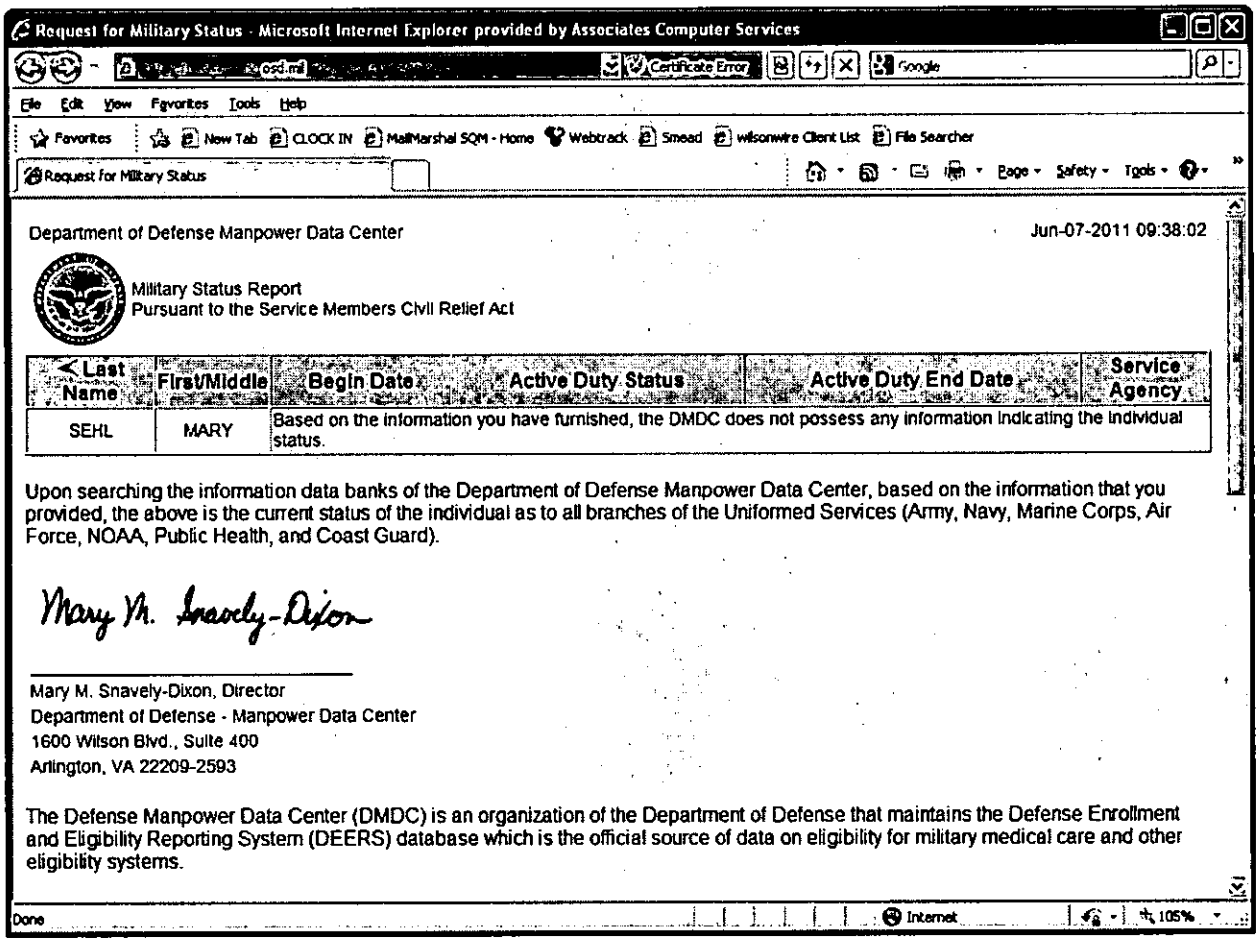
Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
SEHL	ROBERT	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.


Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services
Certificate Error
Google
File Edit View Favorites Tools Help
Favorites
New Tab
CLOCK IN
MailMarshal SQM - Home
Webtrack
Smead
wilsonwire Client List
File Searcher
Request for Military Status
Page
Safety
Tools
Department of Defense Manpower Data Center
Jun-07-2011 09:38:02
Military Status Report
Pursuant to the Service Members Civil Relief Act
Last Name
First/Middle
Begin Date
Active Duty Status
Active Duty End Date
Service Agency
SEHL
MARY
Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.
Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).
Mary M. Snavely-Dixon
Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593
The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.
Done
Internet
105%

Nashville Scene

Affidavit of Publication

State of Tennessee

County of Davidson

I, Dorothy Cheeney for The Nashville Scene, a weekly newspaper published and distributed in the aforementioned county and state, hereby certify that the attached advertisement appeared in The Nashville Scene.

Sept 15, 22, 29, 2011
Date of publication

Dorothy Cheeney

Subscribed and sworn to before me,

This 29 th day of September, _____ 2011.

_____
Notary Public

My Commission Expires _____

Docket No. 902-211720

210 12th Avenue South, Suite 100• Nashville, TN 37203 • 615-244-7989

14

Systems, Inc. as nominee for Countrywide Home Loans, Inc.; Janet C. Byrd; BAC Home Loans Servicing, LP

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.

WBA No. 726 192625

DATED September 29, 2011

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee

By: Shellie Wallace

DSalesNoticeTN-Shellie_1-crow_110919_1524

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

NS Sept 29, Oct 6, 13, 2011

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated August 26, 2002, and the Deed of Trust of even date securing the same, recorded October 8, 2002, as instrument No. 200210080022358 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Sophie M Allaham, conveying certain property therein described to Arnold M Weiss, Attorney as Trustee for Mortgage Electronic Registration System, INC.,as nominee for Americas Wholesale Lender; and the undersigned, Shellie Wallace of 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 Shellie Wallace 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 October 12, 2011 on or about 10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Timber Ridge of record as Instrument No. 20040311-0005320,in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

ALSO KNOWN AS: 1647 Timber Run, Nashville, Tennessee 37214

The HB 3568 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117.

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: Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB; Countrywide Bank, FSB; Sophie M Allaham, Bank of America, N.A.

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.

WBA No. 726 205250

DATED September 9, 2011

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee

By: Shellie Wallace

DSaleNoticeTN-Shellie_bsans_110907_821

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

NS Sept 22, 29, Oct 6, 2011

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated August 8, 2005, and the Deed of Trust of even date securing the same, recorded August 16, 2005, as Instrument No. 20050816-0098504 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Steve Chao, conveying certain property therein described to Settlement Services of Tennessee, LLC as Trustee for Mortgage Electronic Registration System Inc., acting solely as nominee for The Mortgage Store Financial, Inc., A California Corporation and for Mortgage Store Financial, Inc., a California Corporations successors and assigns; and the undersigned, Shellie Wallace of 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 Shellie Wallace 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 October 26, 2011 on or about 10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

The land referred to in this policy is situated in the State of Tennessee County of DAVIDSON, City of Hermitage and described as follows: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: being Lot 35 A, Zone 1st Division, Lot 35, Hunter's Point Subdivision, as recorded in Book 8250, page 407 and amending Book 5280, Page 736, Register's Office Davidson County, Tennessee.

ALSO KNOWN AS: 5123 Hunters Pointe Lane, Hermitage, Tennessee 37076

The HB 3568 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117.

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: The Mortgage Store Financial, Inc.; Mortgage Electronic Registration Systems, Inc as nominee for The Mortgage Store Financial, Inc.; Steve Chao

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.

WBA No. 726 210806

DATED September 20, 2011

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee

By: Shellie Wallace

DSaleNoticeTN-Shellie_1-crow_110920_1543

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

NS Sept 29, Oct 6, 13, 2011

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 April 18, 2008, and the Deed of Trust of even date securing the same, recorded May 8, 2008, as Instrument No. 20080508-0044678 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Mary D. Sehl and Robert L. Sehl, conveying certain property therein described to Donnie R. Marshall as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for GMAC Mortgage, LLC dba ditech and GMAC Mortgage, LLC dba ditech's successors and assigns; and the undersigned, Shellie Wallace of 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 Shellie Wallace 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 October 12, 2011 on or about 10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Capitol View Subdivision of record in Book 974, Page 52 & 53, Register's Office for said County, to which reference is made for a more complete description.

ALSO KNOWN AS: 2021 Allsumbro Circle, Nashville, Tennessee 37207

The HB 3568 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117.

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: Mary D. Sehl; Robert L. Sehl

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.

WBA No. 902 27720

DATED September 15, 2011

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee

By: Shellie Wallace

DSaleNoticeTN-Shellie_1-crow_110913_1144

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

NS Sept 15, 22, 29, 2011

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 May 6, 2005, and the Deed of Trust of even date securing the same, recorded May 31, 2005, as Instrument No. 20050531-0061127 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Carmen Denise Lacy and Ryan Quentin Lacy, conveying certain property therein described to Donnie R. Marshall as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for GMAC Mortgage Corporation and GMAC Mortgage Corporation's successors and assigns; and the undersigned, Shellie Wallace of 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 Shellie Wallace 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 October 12, 2011 on or about 10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Teresa Dyre Subdivision, as of record in Plat Book 3842, Page 82, Registers Office for said County, to which plan reference is here made for a more complete description thereof.

ALSO KNOWN AS: 110 Teresa Drive, Old Hickory, Tennessee 37138

The HB 3568 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117.

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: Carmen Denise Lacy; Ryan Quentin Lacy; The Housing Fund

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.

WBA No. 931 17001

DATED September 12, 2011

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee

By: Shellie Wallace

DSaleNoticeTN-Shellie_crow_110912_1114

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

NS Sept 15, 22, 29, 2011

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 April 15, 2008, and the Deed of Trust of even date securing the same, recorded April 17, 2008, as Instrument No. 20080417-0035538 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Mary M. Hansel, conveying certain property therein described to Premier Title and Escrow, LLC as Trustee for Fifth Third Mortgage Company; and the undersigned, Shellie Wallace of 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 Shellie Wallace 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 October 19, 2011 on or about 10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR CASH, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number 308, Building 50, Properties, on the Plan of Creekside Meadows Condominiums, of record in Book 4695, page 128, U50 and 158, Register's Office for Davidson County, Tennessee as established by Master Deed of record in Book 6854, page 257, said Register's Office to which plan reference is hereby made for a more complete description of said Unit.

ALSO KNOWN AS: 820 Bellevue Road Apt 308, Nashville, Tennessee 37221

The HB 3568 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117.

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: Internal Revenue Service; Mary M. Hansel

On or about August 2, 2011, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Mary M. Hansel, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20110802-0096456. Any interest in the property held by the United States of America, Internal Revenue Service, by virtue of the aforementioned federal tax lien is both junior and inferior to the interests held by Fifth Third Mortgage Company. Provided, however, that the United States of America, Internal Revenue Service, pursuant to 26 U.S.C. §7425 and 28 U.S.C §2410(c), shall have one hundred and twenty (120) days from the date of the sale within which to redeem the property by virtue of its tax lien(s) herein by payment of the actual amount paid by the purchaser at the foreclosure sale, plus any amount in excess of the expenses necessarily incurred in connection with such property, less the income from such property, plus a reasonable rental value of such property. As required by 26 U.S.C. §7425(c), the United States of America, Internal Revenue Service has been given timely notice of this action.

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.

WBA No. 949 204021

DATED September 12, 2011

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee

By: Shellie Wallace

DSaleNoticeTN-Shellie_1-crow_110912_1408

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

NS Sept 15, 22, 29, 2011

FORECLOSURE SALE NOTICE

WHEREAS, James Urmston Rust, IV and Steve Chaikson (a/k/a James U. Rust, IV and Steve Chaikson), by a Deed of Trust dated June 27, 2008, of record in Instrument No. 20080708-0070203, and modification of record in Instrument No. 20100125-0006776, Register's Office for Davidson County, Tennessee ("Deed of Trust"), conveyed to Rick G. Mansfield, Trustee, the hereinafter described real property to secure the payment of certain indebtedness, viz., ("Indebtedness") as described in said Deed of Trust; and WHEREAS, Jack F. Stringham III, Christopher J. Rayburn, C. Tucker Herndon and Gregory G. Vick have been appointed Substitute Trustees by Community First Bank and Trust, the owner and holder of said Indebtedness, by an instrument of record in Instrument No. 20110421-0043271, Register's Office for Davidson County, Tennessee, with authority for any one of such Substitute Trustees to act alone or by a designated agent with the powers given the Trustee in the Deed of Trust and by applicable law; and WHEREAS, default in indebtedness secured by said Deed of Trust has been made; and

WHEREAS, Community First Bank and Trust the owner and holder of said Indebtedness has determined that the real property be advertised and sold in satisfaction of said Indebtedness and the cost of the foreclosure, in accordance with the terms and provisions of the loan documents and Deed of Trust. NOW, THEREFORE, notice is hereby given that one of the Substitute Trustees or a designated agent for any one of the Substitute Trustees, pursuant to the power, duty and authority vested in and imposed upon the Trustee in said Deed of Trust and applicable law, will on Friday, October 21, 2011 at 10:00 o'clock a.m., prevailing time, on the steps of the Davidson County Courthouse, Public Square, Nashville, Davidson County, Tennessee offer for sale to the highest and best bidder for cash and free from all rights and equity of redemption, statutory right of redemption or otherwise, homestead, dower, elective share and all other rights and exemptions of every kind as waived in said Deed of Trust, certain real property situated in Davidson County, Tennessee, described as follows: Being all of Unit Nos. 23 and 24, Glendale Condominiums, as established under Master Deed of record in Instrument #20080304-0008133, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said units. Being a portion of the same property conveyed to Steve Chaisson and James U. Rust, IV, by deed dated December 10, 2007, from Clifton, LLC, as shown of record in Instrument #20071226-0146952, Register's Office for Davidson County, Tennessee. Being the same real property conveyed to James U. Rust, IV in the deed of record in Instrument No. 20081216-0120643 and Instrument No. 20081216-0120603, Register's Office for Davidson, County, Tennessee.

Legal Description Reference: The real property is described in the Deed of Trust of record in Instrument No. 20080708-0070203, and modification of record in Instrument No. 20100125-0006776, Register's Office for Davidson County, Tennessee. Being the same real property described in the deed of record in Instrument No. 20081216-0120604 and Instrument No. 20081216-0120643, Register's Office for Davidson, County, Tennessee.

Street Address: The street address of the property is believed to be 112 Clifton Lane, Units 23 and 24, Nashville, Davidson County, Tennessee, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control. Map/Parcel Numbers: 118-09-0-D-021.00 CO (Unit 23) & 118-09-0-D-024.00 CO (Unit 24)

Being all of Unit Nos. 23 and 24, Glendale Condominiums, as established under Master Deed of record in Instrument #20080304-0008133, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said units. Being a portion of the same property conveyed to Steve Chaisson and James U. Rust, IV, by deed dated December 10, 2007, from Clifton, LLC, as shown of record in Instrument #20071226-0146952, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SOLD AS IS, WHERE IS AND WITH ALL FAULTS.