BILL GARRETT, Davidson County
Trans:T20120016760 DEEDTRS
Recvd: 03/07/12 09:36 8 pgs
Fees:42.00 Taxes:0.00
20120307-0019904

PREPARED BY AND RETURN TO:
Joanna Weir
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

Name: Alex Fuller

S&K#: 09-019531

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 7, 2008, recorded in Instrument No. 20080325-0029929 in the Register's Office of Davidson County, Tennessee, Alex Fuller, as a single man conveyed to A Title Quest, Trustee, 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, Ocwen Loan Servicing, LLC appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20111027-0083554, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, Ocwen Loan Servicing, LLC requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclose Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS in pursuance of said request by said Ocwen Loan Servicing, LLC, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on January 11, 2012 at 12:00PM at which time it was announced the sale adjournment to be held on January 30, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00AM; and,

WHEREAS, at the time and place mentioned in said advertisement, 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 Ocwen Loan Servicing, LLC, whose address is Ocwen Loan Servicing, LLC, 1661 Worthington Road; Suite 100, P.O. Box 24737, West Palm Beach, Florida 33409, at and for the sum of $59,094.00, that being the highest and best bid offered; and,

WHEREAS, the said Ocwen Loan Servicing, LLC has assigned its interests in the said property to Federal Home Loan Mortgage Corporation, his successors and assigns; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by Ocwen Loan Servicing, LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal Home Loan Mortgage Corporation his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 59, on the Plan of Benedict Land Company's Subdivision, as shown on plat of record in Book 322, Page 40, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20080325-0029929 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20080325-0029929 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 2002119-0143337, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

This conveyance is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433 (c) (1). Attached hereto is a copy of said notice and letter of compliance.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.
TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal Home Loan Mortgage Corporation his successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

D. Denise Griffin, Managing Foreclosure Attorney
Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 17th day of February, 2012, before me, a Notary Public, in and for said State and County, personally appeared D. Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be Managing Foreclosure Attorney of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

06/01/14
My commission expires:

Claire H. Julian
Notary Public

CLAIRE H. JULIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 01, 2014

NO TAX/GOVERNMENTAL AGENCY
TCA CODE 67-4-409

PROPERTY ADDRESS: 1107 North Second Street, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
2839 Paces Ferry Road NW
Suite 700
Atlanta, Georgia 30339

S & K File #09-019531
Map & Parcel -08203011800

PREPARED BY AND RETURN TO:
Joanna Weir
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

0101506574

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on January 11, 2012 at 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Alex Fuller, as a single man, to A Title Quest, Trustee, on March 7, 2008 at Instrument No. 20080325-0029929; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Owner of Debt: Ocwen Loan Servicing, LLC

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

Described property located in Davidson County, Tennessee, to wit:

Lot Number 59, on the Plan of Benedict Land Company's Subdivision, as shown on plat of record in Book 322, Page 40, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Street Address: 1107 North Second Street, Nashville, Tennessee 37207

Parcel Number: 08203011800

Current Owner(s) of Property: Alex Fuller

The street address of the above described property is believed to be 1107 North Second Street, Nashville, Tennessee 37207, 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 herein shall control.

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

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

Notice of this Substitute Trustee's Sale has been timely given to the State of Tennessee as required by T.C.A. § 67-1-1433(b)(1).

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower, and the rights of Alex Fuller, as a single man, and those claiming through them, and subject to the right of redemption by the DEPARTMENT OF REVENUE, STATE OF TENNESSEE by reason of tax lien of record in Instrument Number 20090514-0044260 at the Register's Office of Davidson County, Tennessee, subject to any accrued taxes and restrictions.

SALE IS SUBJECT TO ANY INTEREST THAT MIGHT EXIST IN AN UNRELEASED DEED OF TRUST OF RECORD AT INSTRUMENT NUMBER 20021119-0143338, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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.

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.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

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.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
Fax (901)761-5890
File No. 09-019531

09-019531

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch, Managing Partner
Admitted in Tennessee
Sharon N. Fewell, Managing Attorney
Admitted in Arkansas & Tennessee
D. Denise Griffin
Admitted in Arkansas & Tennessee
Ashley M. Jones
Admitted in Arkansas & Tennessee

Shapiro and Kirsch, LLP

ATTORNEYS AT LAW

Bonnie B. Culp
Admitted in Tennessee
Robert Schneider
Admitted in Tennessee
Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Jeremiah McGuire
Admitted in Tennessee

December 8, 2011

CERTIFIED MAIL # 71969008911131005041
RETURN RECEIPT REQUESTED

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 1107 North Second Street, Nashville, Tennessee 37207
Property Owner(s): Alex Fuller
S & K # 09-019531

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Ocwen Loan Servicing, LLC, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Ocwen Loan Servicing, LLC of record at Instrument No. 20080325-0029929 in Davidson, Tennessee.

The legal description of the property is:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 59, on the Plan of Benedict Land Company's Subdivision, as shown on plat of record in Book 322, Page 40, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Your Notice of Tax Lien was filed: Instrument No. 20090514-0044260

County: Davidson
Date: May 14, 2009

and has Account Number: 0624/000

The foreclosure will be held for cash:

Place: Davidson County Courthouse

Date: January 11, 2012
Time: 12:00PM

The approximate amount of the principal obligation including interest is **$74,645.68.**

The approximate expenses will be:

Advertisement	**$ 450.00**
Attorney fee	**$ 550.00**
Recording	**$ 32.00**

Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: Ocwen Loan Servicing, LLC

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch, Managing Partner
Admitted in Tennessee
Sharon N. Fewell, Managing Attorney
Admitted in Arkansas & Tennessee
D. Denise Griffin
Admitted in Arkansas & Tennessee
Ashley M. Jones
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Admitted in Tennessee
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Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Jeremiah L. McGuire
Admitted in Tennessee
Philip M. Brooks
Admitted in Tennessee

January 11, 2012
SALE ADJOURNMENT NOTICE

CERTIFIED MAIL # 7160 3901 9849 0106 5324
RETURN RECEIPT REQUESTED

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 1107 North Second Street, Nashville, Tennessee 37207
Property Owner(s): Alex Fuller
S & K # 09-019531

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Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Ocwen Loan Servicing, LLC, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Ocwen Loan Servicing, LLC of record at Instrument No. 20080325-0029929 in Davidson, Tennessee.

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Your Notice of Tax Lien was filed: Instrument No. 20090514-0044260

County: Davidson
Date: May 14, 2009

and has Account Number: 002-0624/000

The foreclosure will be held for cash:

Place: Davidson County Courthouse

Date: January 30, 2012
Time: 10:00AM

The approximate amount of the principal obligation including interest is **$74,645.68.**

The approximate expenses will be:

Advertisement	**$ 450.00**
Attorney fee	**$ 550.00**
Recording	**$ 32.00**

Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: Ocwen Loan Servicing, LLC

N0007501

2109239090506

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

ALEXANDER FULLER

D/B/A: A & A FLEAMARKET
1107 N 2ND ST
NASHVILLE TN 37207-5436

ENTITY ID:

002 [redacted]-0624/000

002-[redacted]-0624

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on May 7, 2009.

COMMISSIONER OF REVENUE

By: William E. Hooks
Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO PAGE NO. DATE TIME

REGISTER

BILL GARRETT, Davidson County
Trans:T20090031833 LIENSTL
Recvd: 05/14/09 08:11 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090514-0044260

BY:

EM-N0007501