BILL GARRETT, Davidson County
Trans:T20120044351 DEEDTRS
Recvd: 06/15/12 11:24 6 pgs
Fees:33.00 Taxes:391.55
20120615-0052665

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

Name: Ron Perry Sr., Naomi Perry, Ron Sepehr
S&K#: 12-031634

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 1, 2006, recorded in Instrument No. 20060808-0097204, in the Register's Office of Davidson County, Tennessee, Ron Perry, Sr., and wife, Naomi Perry conveyed to Arnold M. Weiss, Esq., 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, US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20120330-0027020, 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, US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3 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 Foreclosure 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on May 1, 2012 at 10:00 AM, at which time it was announced the sale adjournment to be held on June 1, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3, whose address is Wells Fargo Bank, NA, 3476 Stateview Blvd, MAC# X7801-013 (FC), Fort Mill, South Carolina 29715, at and for the sum of $105,825.00, that being the highest and best bid offered; 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

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

Lot Number 24 and the South 50 feet front and 42.6 feet rear of Lot Number 25, Block C, on the Plan of Power and Roth Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot Number 24 and part of Lot Number 25 adjoin and front together 110 feet on the Easterly side of East Meade Avenue, and extends back 213 feet along the Southerly line of Lot Number 24 and 180 feet more or less along the Southerly line of Lot Number 24 and 180 feet more or less along the Northerly line of the South 50 feet front and 42.6 feet rear of Lot Number 25, to a dead line in the rear on which it measures 95.2 feet.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060808-0097204, 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. 20060808-0097204, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200608080097203, 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3, its 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 it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 5th day of June, 2012

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 5th day of June, 2012 before me, a Notary Public, in and for said State and County, personally appeared Ashley Jones, with whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be an authorized signatory 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.

JAMIE LANGSTON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES JANUARY 05, 2015

My commission expires: _____ Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $105,825.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

JAMIE LANGSTON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES JANUARY 05, 2015

My commission expires: _____ Notary Public

PROPERTY ADDRESS: 819 East Meade Avenue, Madison, Tennessee 37115-4708

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3
3476 Stateview Blvd
MAC# X7801-013 (FC)
Fort Mill, South Carolina 29715

S&K File #12-031634
Map & Parcel -05104015200

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

COST OF PUBLICATION

First Insertion [redacted]
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **May 1, 2012** at 10:00 AM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Ron Perry, Sr., and wife, Naomi Perry, to Arnold M. Weiss, Esq., Trustee, as trustee for Wells Fargo Bank, N.A. on August 1, 2006 as instrument No. 20060808-0097204; conducted by Shapiro & Kirsch, LLP having been appointed Substitute or Successor Trustee, all of record in the Davidson County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: Owner of Debt: US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3

The following real estate located in Davidson County, Tennessee, will be sold to the highest cash bidder:

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

Lot Number 24 and the South 50 feet front and 42.6 feet rear of Lot Number 25, Block C, on the Plan of Power and Roth Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot Number 24 and part of Lot Number 25 adjoin and front together 110 feet on the Easterly side of East Meade Avenue, and extends back 213 feet along the Southerly line of Lot Number 24 and 180 feet more or less along the Southerly line of Lot Number 24 and 180 feet more or less along the Northerly line of the South 50 feet front and 42.6 feet rear of Lot Number 25, to a dead line in the rear on which it measures 95.2 feet.

Street Address: 819 East Meade Avenue, Madison, Tennessee 37115-4708

Parcel Number: 05104015200

Current Owner(s) of Property: Naomi Perry and Ron Sepehr, with a life estate and 81% interest in all oil and other minerals reserved unto Ron Perry, Sr.

The street address of the above described property is believed to be 819 East Meade Avenue, Madison, Tennessee 37115-4708, 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 HB 3588 letter 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; and any restrictive covenants, easements, or setback lines that may be applicable; any statutory right 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.

This sale is subject to all matters shown on any applicable recorded plat any unpaid taxes; and any restrictive covenants, easements, or setback lines that may be applicable; any statutory right 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.

Notice required by § 67-1-1433(D)(1) of the Tennessee Code to be given to the state of Tennessee has been timely given. The sale of the land described above will be subject to the right of the state of Tennessee to redeem the land as provided for in § 67-1-1433(c)(1) of the Tennessee Code.

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower, and the rights of Ron Perry, Sr., and wife, Naomi Perry, 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 20080813-0112970 at the Register's Office of Davidson County, Tennessee, subject to any accrued taxes and restrictions.

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 by the Substitute Trustee 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)767-6566
Fax (901)761-6690

File No. 12-031634
Apr. 6, 13, 20, 2012 Fh14529

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham and Dixon counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

April 6, 2012
April 13, 2012
April 20, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **20th** day of **April 2012,** this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch, Managing Partner
Admitted in Tennessee
Sharon N. Fewell, Managing Attorney
Admitted in Arkansas & Tennessee
Ashley M. Jones
Admitted in Arkansas & Tennessee
Bonnie B. Culp
Admitted in Tennessee



Shapiro and Kirsch, LLP
ATTORNEYS AT LAW

Robert Schneider
Admitted in Tennessee
Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Jeremiah L. McGuire
Admitted in Tennessee
Philip M. Brooks
Admitted in Tennessee
Michael A. Dennie
Admitted in Mississippi & Tennessee

March 29, 2012

CERTIFIED MAIL # 7196 9008 9111 5551 3812
RETURN RECEIPT REQUESTED

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

RE: Property Address: 819 East Meade Avenue, Madison, Tennessee 37115-4708
Property Owner(s): Ron Perry Sr.
S&K # 12-031634

Dear Sir:

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

The loan is held by US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3 of record at Instrument No. 20060808-0097204 in Davidson, Tennessee.

The legal description of the property is:

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

Lot Number 24 and the South 50 feet front and 42.6 feet rear of Lot Number 25, Block C, on the Plan of Power and Roth Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot Number 24 and part of Lot Number 25 adjoin and front together 110 feet on the Easterly side of East Meade Avenue, and extends back 213 feet along the Southerly line of Lot Number 24 and 180 feet more or less along the Southerly line of Lot Number 24 and 180 feet more or less along the Northerly line of the South 50 feet front and 42.6 feet rear of Lot Number 25, to a dead line in the rear on which it measures 95.2 feet.

Your Notice of Tax Lien was filed: Instrument No. 20060912-0112970

County: Davidson
Date: September 12, 2006

and has Account Number: 002 261-15-0107/000

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: May 1, 2012
Time: 10:00AM

The approximate amount of the principal obligation including interest is **$114,109.05.**

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: Wells Fargo Bank, NA

N0007501

1925582060908

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:

ENTITY ID:

RONALD S PERRY SR

002 261-15-0107/000

D/B/A: RONALD PERRY ELECTRONICS-ASTRO TV D
11489 STINGER WAY
JACKSONVILLE FL 32223-7377

002 261-15-0107

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on September 8, 2006.

COMMISSIONER OF REVENUE

By: William E Hanks

Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO **PAGE NO.** **DATE** **TIME**

REGISTER

Davidson County LIENSTL
Recvd: 09/12/06 13:56 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20060912-0112970

BY:

RV-N0007501