RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jimmy Brooks

GRANTEE(s)
US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2

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

Davidson County DEEDTRS
Recvd: 09/18/13 11:53 16 pgs
Fees:83.00 Taxes:707.63
20130918-0098352

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 20, 2006 and recorded January 25, 2006, as Instrument No. 20060125-0009475 in the Register's Office of Davidson County, Tennessee, Jimmy Brooks conveyed to Arnold M. Weiss, Esq., Shelby County a resident of 208 Adams Avenue, Memphis TN 38103, as Trustee for Wells Fargo Bank, N.A., 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, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 16, 2012 as Instrument No. 20120416-0032452 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2 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; said advertisement began on June 28, 2013 and was advertised a total of three times, prior to actual sale date; and announcing the scheduled sale date of July 31, 2013; and on said date the sale was announced to be postponed to September 11, 2013; and

WHEREAS, pursuant to said advertisement and notice, on September 11, 2013 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2, at and for the sum of $191,250.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot Number 11 on the Plan of Glenwood Trace Section 1 of record in Book 6900, Page 359, Register's Office for said County.

Said Lot 11 fronts 130.0 feet on the Easterly margin of Sawyer Brown Road and extends back 304.98 feet on the Northerly line and 299.82 feet on the Southerly line to a dead line in the rear, measuring 102.06 feet thereon together with and subject to an easement for private drive and ingress and egress of record in Book 7647, Page 749, said Register's Office.

Being the same property conveyed to Jimmy Brooks by Warranty Deed recorded September 19, 2005, as Instrument No. 20050919-0111916, Register's Office for Davidson County, Tennessee.

Commonly known as: 7742 Sawyer Brown Road, Nashville, Tennessee 37221.

Tax Parcel No.: 128 07 0A 011.00 C O

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1) and/or subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 17 day of Sept., 2013

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 17 day of Sept., 2013.

BRITTANY SIMS Comm. No. 12390928 NOTARY PUBLIC My Comm. Exp. 10-12-2022 SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires: 10/12/22

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 $191,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 17 day of Sept., 2013

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas, this 17 day of Sept., 2013.

BRITTANY SIMS
Comm. No. 12490928
NOTARY PUBLIC
My Comm. Exp. 10-12-2022
SALINE CO., ARKANSAS

Notary Public

My Commission Expires: 10/12/22

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2
3476 Stateview Blvd
Fort Mill, SC 29715

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 states as follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated January 20, 2006, recorded January 25, 2006, as Instrument No. 20060125-0009475 in the Register's Office of Davidson County, Tennessee, executed by Jimmy Brooks in favor of Wells Fargo Bank, N.A. to secure the payment of a deed of trust note to Wells Fargo Bank, N.A..

2. 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 twelve (12) 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.

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

FURTHER AFFIANT SAYETH NOT.

DATED this 17 day of Sept., 2013.

Wilson & Associates, PLLC

By: _____

Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 17 day of Sept., 2013.



Notary Public

My Commission Expires: 10/12/22

DServiceMembersAffidavitTN_lsmith_130911_1147

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 17 day of Sept., 2013, personally appearing before the undersigned, Kristin A. Camp, who states as follows:

That I am more than 18 years of age, suffer no legal disability

That default occurred on Deed of Trust dated January 20, 2006, executed by Jimmy Brooks, as mortgagor(s), in favor of Arnold M. Weiss, Esq., Shelby County a resident of 208 Adams Avenue, Memphis TN 38103 as Trustee for Wells Fargo Bank, N.A., and recorded January 25, 2006, as Instrument No. 20060125-0009475 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, Being Lot Number 11 on the Plan of Glenwood Trace Section 1 of record in Book 6900, Page 359, Register's Office for said County.
>
> Said Lot 11 fronts 130.0 feet on the Easterly margin of Sawyer Brown Road and extends back 304.98 feet on the Northerly line and 299.82 feet on the Southerly line to a dead line in the rear, measuring 102.06 feet thereon together with and subject to an easement for private drive and ingress and egress of record in Book 7647, Page 749, said Register's Office.
>
> Being the same property conveyed to Jimmy Brooks by Warranty Deed recorded September 19, 2005, as Instrument No. 20050919-0111916, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 7742 Sawyer Brown Road, Nashville, Tennessee 37221.

That a foreclosure sale of said property was scheduled for sale on September 11, 2013, at the Bridgestone Arena in Nashville, Tennessee.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service, on the above referenced property, filed of record on June 4, 2010, as Instrument No. 20100604-0043335, in the real estate records of Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, the notice letter to the Internal Revenue Service was mailed out via overnight mail on the 24th day of June, 2013 and the tracking number for said notice letter is 91 7199 9991 7032 4803 6359 (See Attachment).

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar # 30689

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 17 day of Sept., 2013.

_____
Notary Public

BRITTANY SIMS Comm. No. 12390928 NOTARY PUBLIC My Comm. Exp. 10-12-2022 SALINE CO., ARKANSAS

My Commission Expires:
10/12/22

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

June 24, 2013

INTERNAL REVENUE SERVICE
Attention: Wendy Smoot
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

91 7199 9991 7032 4803 6359

RE: Jimmy Brooks
7742 Sawyer Brown Road
Nashville, Tennessee 37221
Loan No. ********** / W&A No. 1286-133313

Dear Ms. Smoot:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, James H Brooks Jr., said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Wells Fargo Home Mortgage
3476 Stateview Blvd
Fort Mill, SC 29715

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: July 31, 2013 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $187,598.95; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,

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

Kate Lachowsky

KL/aw
Enclosures

cc w/enc:

CtoIRS_6_awoodard_130624_ 850

Form 668 (Y)(c)
(Rev. February 2004)

8801

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
661281210

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

BILL GARRETT, Davidson County
Trans:T20100833949 LIENFTL
Recvd: 06/04/10 09:13 1 pgs
Fees:12.00 Taxes:0.00
20100604-0043335

Name of Taxpayer JAMES H BROOKS JR

Residence 1001 DUE WEST AVE N
MADISON, TN 37115-3405

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
CIVP	03/31/2005	XXX-XX-1469	05/26/2008	06/25/2018	2903.78
CIVP	06/30/2005	XXX-XX-1469	05/26/2008	06/25/2018	20909.99
CIVP	09/30/2005	XXX-XX-1469	05/26/2008	06/25/2018	17598.38
CIVP	12/31/2005	XXX-XX-1469	05/26/2008	06/25/2018	2458.44
CIVP	06/30/2006	XXX-XX-1469	05/26/2008	06/25/2018	4981.99
CIVP	12/31/2006	XXX-XX-1469	08/03/2009	09/02/2019	5567.58

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 54420.16

This notice was prepared and signed at NASHVILLE, TN, on this,

the 27th day of May, 2010.

Signature R. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

1280-133313

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION

Legal Office
220 French Landing, 3B
Nashville, Tennessee 37243
(615) 741-3170
(615) 532-7386 FAX

RECEIVED
JUL 15 2013

July 11, 2013

Wilson & Associates, P.L.L.C
Attorneys at Law
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211

RE: Property of Jimmy Brooks Enterprises LLC
TDLWD Acct. #0611-002 2
TDLWD Lien #09-3164 (Davidson County)
Notice of Substitute Trustee's Sale

Dear Sir or Madam:

Your letter of June 24, 2013, is acknowledged, along with the attendant Notice of Substitute Trustee's Sale, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $38,679.05.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Laurie L. Doty
Counsel to Commissioner

LLD:LRR

cc: Delinquency Control

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

June 24, 2013

Department of Labor & Workforce Development
220 French Landing Drive
Nashville, Tennessee 37243

91 7199 9991 7032 4803 6380

RE: Jimmy Brooks
7742 Sawyer Brown Road
Nashville, Tennessee 37221
W&A No. 1286-133313

Dear Department of Labor:

Pursuant to the above-referenced nonjudicial foreclosure proceeding, enclosed are copies of the following documents:

1. Notice of Trustee's Sale;
2. Tennessee State Tax Lien; and
3. First and last pages from the Deed of Trust pertinent to the subject property.

By virtue of this letter, I am giving notice as required of a possible state tax lien filed against the Defendant, Jimmy Brooks Enterprises LLC, said lien being more particularly described in the enclosed Notice of Trustee's Sale.

Thank you for your consideration and attention to this matter. Should you have any questions, please do not hesitate to contact us.

Sincerely,

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

Enclosures
cc w/enc.: Ms. Delia Dominguez

TN Dept. of Labor & Workforce Dev.
Employment Security Division
Employer Accts - Delinquency Control
220 French Landing Drive
Nashville, TN 37243
615-741-5103

NOTICE OF TAX LIEN

DL

Employer:

JIMMY BROOKS ENTERPRISES LLC
117 VAUGHNS GAP
NASHVILLE TN 37205

Account No.: 0611-002 2
Lien No.: 09-3164
County: Davidson
Page: 1

Pursuant to the provisions of T.C.A. §50-7-404 et. seq., a lien exists in favor of the State of Tennessee Department of Labor and Workforce Development upon all property and all rights, title and interest in property acquired either prior to or subsequent to the filing of this notice, belonging to the above named employer. Notice is hereby given that there have been assessed unemployment taxes, job skills fees, costs, and/or penalty and interest against the said employer, which after demand for payment thereof remain unpaid. The amount of said unemployment taxes, job skills fees, costs, and/or penalty and interest either previously accrued or to accrue in the future without payment, constitutes the amount of said lien.

Periods for which unemployment taxes, job skills fees, costs, and/or penalty and interest have been assessed, and the amounts thereof, are as follows:

Qtr/Year	Tax Due	Interest Through		Penalty Due	Filing Fee
2/2008	$8,182.01	02/28/2009	$1,130.36	$20.00	$12.00
3/2008	$4,009.04	02/28/2009	$240.54	$30.00	
				TOTAL:	$13,623.95

Witness my hand at Nashville, Tennessee, on the 3rd day of February, 2009.

This instrument was prepared by the State of Tennessee Department of Labor and Workforce Development.

James G. Neeley
Commissioner of Labor and Workforce Development

By Mark Howell
Delegate of Commissioner
Mark Howell

FOR REGISTER USE ONLY-PRINT OR STAMP	
BOOK NO:	DATE:
PAGE NO:	TIME:
REGISTER:	BY:

Davidson County LIENLUG
Recvd: 02/06/09 12:21 1 pgs
Fees:12.00 Taxes:0.00
20090206-0010549

STATE COPY

LB-0631 (Rev. 1/08)

000020

Department of Defense Manpower Data Center

Results as of : Sep-17-2013 01:22:20

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BROOKS
First Name: JIMMY
Middle Name:
Active Duty Status As Of: Sep-17-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

COST OF PUBLICATION

First Insertion	**$210.00**
Second Insertion	**210.00**
Third Insertion	**210.00**
Total	**$630.00**

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 January 20, 2006, and the Deed of Trust of even date securing the same, recorded January 25, 2006, as Instrument No. 20060125-0009475 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Jimmy Brooks, conveying certain property therein described to Arnold M. Weiss, Esq., Shelby County a resident of 208 Adams Avenue, Memphis TN 38103 as Trustee for Wells Fargo Bank, N.A.; and the undersigned, 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 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 **July 31, 2013 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 Number 11 on the Plan of Sherwood Trace Section 1 of record in Book 6900, Page 330, Register's Office for said County.

Said Lot 11 fronts 130.0 feet on the Easterly margin of Sawyer Brown Road and extends back 304.96 feet on the Northerly line and 299.82 feet on the Southerly line to a deed line in the rear, measuring 102.06 feet thereon together with and subject to an easement for private drive and ingress and egress of record in Book 7647, Page 749, said Register's Office.

ALSO KNOWN AS: 7742 Sawyer Brown Road, Nashville, Tennessee 37221

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: **Jimmy Brooks; TN Sherwin-Williams Company; Wallboard & Supply Co., Inc.; TN Dept. of Labor & Workforce Dev.; Internal Revenue Service; Finance & Mortgage Accept. Corp.; Steve Ford; E.W. Stewart Lumber Company Inc.**

On or about February 6, 2009, the State of Tennessee, filed a tax lien against the Defendant, Jimmy Brooks Enterprises LLC, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20090206-0010549. Any interest in the property held by the State of Tennessee, by virtue of the aforementioned tax lien is both junior and inferior to the interests held by US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2. Provided, however, that the State of Tennessee, pursuant to Tennessee Code Annotated §67-1-133, 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 law, the State of Tennessee has been given timely notice of this action.

On or about June 4, 2010, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, James H Brooks Jr., recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20100604-0043335. 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2. 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(b), 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. **W&A No. 1286-133313**

DATED June 24, 2013

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

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

June 28, July 5, 12, 2013 FI19251

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, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

June 28, 2013
July 5, 2013
July 12, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 12th day of **July 2013,** 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.

47

FPS

1606-125515

True Copy Certification

I, Lacie Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Arkansas

County of Pulaski

Personally appeared before me, Kristi Smith, a notary public for this county and state, Lacie Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Kristi L. Smith
County Of Pulaski
Notary Public - Arkansas
My Commission Exp. 03/11/2015

My Commission Expires: 3-11-15
Notary' Seal (if on paper)