RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John R. Collier and April Collier

GRANTEE(s)
Nationstar Mortgage LLC

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: 10/02/13 15:33 15 pgs
Fees:78.00 Taxes:633.86
20131002-0103678

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 21, 2005 and recorded August 4, 2005, as Instrument No. 20050804-0092024 in the Register's Office of Davidson County, Tennessee, April F. Collier and John R. Collier conveyed to Lawrence Vogan, as Trustee for Mortgage Electronic Registration systems Inc., as nominee for First Magnus Financial Corporation its 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, Nationstar Mortgage LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on September 13, 2013 as Instrument No. 20130913-0096586 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 Nationstar 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; said advertisement began on August 23, 2013 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on September 25, 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 Nationstar Mortgage LLC, at and for the sum of $171,314.06, 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 Nationstar Mortgage LLC 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 Nationstar Mortgage LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Tract I:
A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey dated December 20, 1978, by Barry Greer & Associates, as follows:

Beginning at a nail situated in the center of Pleasant Hill road at the Northeast corner of the Michael Hobbs property recorded in Book 5123, Page 129, in the Register's Office of Davidson County, Tennessee. Thence North 86 degrees 45 minutes West a distance of 200 feet to the point of beginning of this tract; thence continuing North 86 degrees 45 minutes West 610.42 feet to a point in the East margin of the Cecil P. Waggoner tract of record in Book 2741, Page 175, said Register's Office, thence South 00 degrees 44 minutes West 220 feet to a corner post in the North margin of the Billy C. Alexander tract of record in Book 1974, Page 105, said Register's Office, thence with the North margin of the Alexander tract South 87 degrees 15 minutes East a distance of 592.29 feet to a point in the North margin of another Alexander tract of record in Book 5038, Page 792, said Register's Office; thence North 05 degrees 31 minutes East 215.84 feet to the point of beginning.

Together with an ingress and egress easement described as follows:

Beginning at a nail in the Southeast corner of said Michael Hobbs property being the Northeast corner of a 1.07 acre tract of Arra Bee McDaniel Hooser, a part of the property described in Book 2735, Page 403, said Register's Office; thence along the common boundary of Hooser and Hobbs North 86 degrees 45 minutes West 200 feet to a point; thence South 05 degrees 31 minutes West 25 feet to a point; thence South 86 degrees 45 minutes East a distance of 200 feet to the West

margin of Pleasant Hill Road; thence with said margin North 05 degrees 30 minutes East a distance of 25 feet to the point of beginning.

The above referenced property is also known as Tract 2 on the Hooser- McNeese land, of record in Book 5190, Page 472, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Tract II:
Land lying and being in the 3rd Civil District of Davidson County, Tennessee, and described according to a survey made by John D. McCormick, May 1, 1983, as follows, to wit:

Beginning at the Southwest corner of the property conveyed to Kenneth L. McNeese and wife, Marilyn J. McNeese by deed of record in Book 5384, Page 736, Register's Office for Davidson County, Tennessee, being the Southeast corner of the property herein conveyed; thence North 2 degrees 33 minutes East 537.1 feet to the Southeast corner of the property conveyed to William A. Dye, et ux, by deed of record in Book 5252, Page 537, Register's Office for Davidson County, Tennessee; thence with the Southerly line of the dye property North 86 degrees 30 minutes West 306.2 feet to the Southwest corner of the dye property and the Southeast corner of the Paul Edward Pigus property of record in Book 5316, Page 826, Register's Office for Davidson County, Tennessee; thence South 4 degrees 10 minutes East 550.8 feet to an iron pin; thence South 88 degrees 38 minutes East 230.8 feet to the point of beginning, more or less.

Being the same property conveyed to John R. Collier & April Collier by Warranty Deed recorded April 20, 2004 , as Instrument No. 20040420-0044426, Register's Office for Davidson County, Tennessee.

Commonly known as: 1455 Pleasant Hill Road, Nashville, Tennessee 37214.

Tax Parcel No.: 12100023300 1210002500

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).

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 Nationstar Mortgage LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 30 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 30 day of Sept., 2013.

JORDIN CARTER Comm. No. 12393937 NOTARY PUBLIC My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

Notary Public

My Commission Expires: 5-6-2023

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 $171,314.06, 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 30 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 30 day of Sept., 2013.

JORDIN CARTER NOTARY PUBLIC Comm. No. 12393912 My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires: 5-6-2023

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

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 30 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 July 21, 2005, executed by April F. Collier and John R. Collier, as mortgagor(s), in favor of Lawrence Vogan as Trustee for Mortgage Electronic Registration systems Inc., as nominee for First Magnus Financial Corporation its successors and assigns, and recorded August 4, 2005, as Instrument No. 20050804-0092024 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

Tract I:
A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey dated December 20, 1978, by Barry Greer & Associates, as follows:

Beginning at a nail situated in the center of Pleasant Hill road at the Northeast corner of the Michael Hobbs property recorded in Book 5123, Page 129, in the Register's Office of Davidson County, Tennessee. Thence North 86 degrees 45 minutes West a distance of 200 feet to the point of beginning of this tract; thence continuing North 86 degrees 45 minutes West 610.42 feet to a point in the East margin of the Cecil P. Waggoner tract of record in Book 2741, Page 175, said Register's Office, thence South 00 degrees 44 minutes West 220 feet to a corner post in the North margin of the Billy C. Alexander tract of record in Book 1974, Page 105, said Register's Office, thence with the North margin of the Alexander tract South 87 degrees 15 minutes East a distance of 592.29 feet to a point in the North margin of another Alexander tract of record in Book 5038, Page 792, said Register's Office; thence North 05 degrees 31 minutes East 215.84 feet to the point of beginning.

Together with an ingress and egress easement described as follows:

Beginning at a nail in the Southeast corner of said Michael Hobbs property being the Northeast corner of a 1.07 acre tract of Arra Bee McDaniel Hooser, a part of the property described in Book 2735, Page 403, said Register's Office; thence along the common boundary of Hooser and Hobbs North 86 degrees 45 minutes West 200 feet to a point; thence South 05 degrees 31 minutes West 25 feet to a point; thence South 86 degrees 45 minutes East a distance of 200 feet to the West margin of Pleasant Hill Road; thence with said margin North 05 degrees 30 minutes East a distance of 25 feet to the point of beginning.

The above referenced property is also known as Tract 2 on the Hooser- McNeese land, of record in Book 5190, Page 472, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Tract II:
Land lying and being in the 3rd Civil District of Davidson County, Tennessee, and described according to a survey made by John D. McCormick, May 1, 1983, as follows, to wit:

Beginning at the Southwest corner of the property conveyed to Kenneth L. McNeese and wife, Marilyn J. McNeese by deed of record in Book 5384, Page 736, Register's Office for Davidson County, Tennessee, being the Southeast corner of the property herein conveyed; thence North 2 degrees 33 minutes East 537.1 feet to the Southeast corner of the property conveyed to William A. Dye, et ux, by deed of record in Book 5252, Page 537, Register's Office for Davidson County, Tennessee; thence with the Southerly line of the dye property North 86 degrees 30 minutes West 306.2 feet to the Southwest corner of the dye property and the Southeast corner of the Paul Edward Pigus property of record in Book 5316, Page 826, Register's Office for Davidson County, Tennessee; thence South 4 degrees 10 minutes East 550.8 feet to an iron pin; thence South 88 degrees 38 minutes East 230.8 feet to the point of beginning, more or less.

Being the same property conveyed to John R. Collier & April Collier by Warranty Deed recorded April 20, 2004 , as Instrument No. 20040420-0044426, Register's Office for Davidson County, Tennessee.

Commonly known as: 1455 Pleasant Hill Road, Nashville, Tennessee 37214 .

That a foreclosure sale of said property was scheduled for sale on September 25, 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 December 14, 2012, as Instrument No. 20121214-0115130, 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 16th day of August , 2013 and the tracking number for said notice letter is 91 7108 2133 3939 7215 3014 (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
Successor-Trustee

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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
5-6-2023

JORDIN CARTER
Comm. No. 12393612
NOTARY PUBLIC
My Comm. Exp. 05-06-2023
SALINE CO., ARKANSAS

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

August 16, 2013

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

91 7108 2133 3939 7215 3014

RE: John R. Collier April F. Collier April F. Collier and John R. Collier
1455 Pleasant Hill Road
Nashville, Tennessee 37214
Loan No. ********** / W&A No. 931-228705

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, April F. Collier, 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. Nationstar Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067

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

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

4. Sale date and location: September 25, 2013 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $199,318.41; and the approximate legal fees and costs are $2,500.00.

3595

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

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
910070212

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:T20120095662 LIENFTL
Recvd: 12/14/12 09:24 1 pgs
Fees:12.00 Taxes:0.00
20121214-0115130

Name of Taxpayer APRIL F COLLIER
HOPE FAMILY MEDICINE

Residence 589 STEWARTS FERY PIKE
NASHVILLE, TN 37214-3414

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)
941	12/31/2011	47-0951265	04/09/2012	05/09/2022	7969.02
941	03/31/2012	47-0951265	07/09/2012	08/08/2022	18702.65
941	06/30/2012	47-0951265	09/17/2012	10/17/2022	12008.53

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

Total $ 38680.20

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

the 05th day of December, 2012.

Signature
for KINA SNYDER

Title
REVENUE OFFICER
(615) 250-5935

25-06-1738

(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

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 July 21, 2005, recorded August 4, 2005, as Instrument No. 20050804-0092024 in the Register's Office of Davidson County, Tennessee, executed by April F. Collier and John R. Collier in favor of Mortgage Electronic Registration systems Inc., as nominee for First Magnus Financial Corporation its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration systems Inc., as nominee for First Magnus Financial Corporation its successors and assigns.

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 30 day of Sept., 2013.

Wilson & Associates, PLLC

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

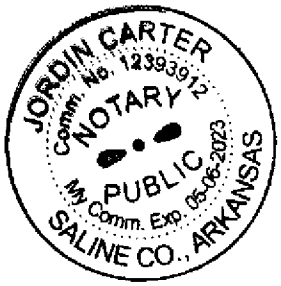
ACKNOWLEDGMENT

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 20 day of Sept., 2013.



Jordin Carter
Notary Public

My Commission Expires: 5-6-2023

DServiceMembersAffidavitTN_wfiser_130925_1518

Department of Defense Manpower Data Center

Results as of : Sep-30-2013 01:23:44

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: COLLIER
First Name: JOHN
Middle Name: R
Active Duty Status As Of: Sep-30-2013

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

Department of Defense Manpower Data Center

Results as of : Sep-30-2013 01:23:41

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: COLLIER

First Name: APRIL

Middle Name: F

Active Duty Status As Of: Sep-30-2013

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**

931-228705

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

August 23, 2013
August 30, 2013
September 6, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 6th day of **September 2013,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the 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.

WITNESS my hand and Official Seal at office this 6th day of **September 2013.**

_____
Notary Public

NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 00, 2015

FPS

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 July 21, 2005, and the Deed of Trust of even date securing the same, recorded August 4, 2005, as Instrument No. 20050804-0092024 in Office of the Register of Deeds for Davidson County, Tennessee, executed by John R. Collier April F. Collier April F. Collier and John R. Collier, conveying certain property therein described to Lawrence Vogan as Trustee for Mortgage Electronic Registration systems Inc., as nominee for First Magnus Financial Corporation its successors and assigns; 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 **September 25, 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:

Tract I:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey dated December 20, 1978, by Barry Greer & Associates, as follows:

Beginning at a nail situated in the center of Pleasant Hill road at the Northeast corner of the Michael Hobbs property recorded in Book 5123, Page 129, in the Register's Office of Davidson County, Tennessee. Thence North 86 degrees 45 minutes West a distance of 200 feet to the point of beginning of this tract; thence continuing North 86 degrees 45 minutes West 610.42 feet to a point in the East margin of the Cecil P. Waggoner tract of record in Book 2741, Page 176, said Register's Office, thence South 00 degrees 44 minutes West 220 feet to a corner post in the North margin of the Billy C. Alexander tract of record in Book 1974, Page 105, said Register's Office, thence with the North margin of the Alexander tract South 87 degrees 15 minutes East a distance of 582.29 feet to a point in the North margin of another Alexander tract of record in Book 5038, Page 792, said Register's Office; thence North 05 degrees 31 minutes East 215.84 feet to the point of beginning.

Together with an ingress and egress easement described as follows:

Beginning at a nail in the Southeast corner of said Michael Hobbs property being the Northeast corner of a 1.07 acre tract of Anna Bee McDaniel Hooser, a part of the property described in Book 2735, Page 403, said Register's Office; thence along the common boundary of Hooser and Hobbs North 86 degrees 45 minutes West 200 feet to a point; thence South 05 degrees 31 minutes West 25 feet to a point; thence South 88 degrees 45 minutes East a distance of 200 feet to the West margin of Pleasant Hill Road; thence with said margin North 05 degrees 30 minutes East a distance of 25 feet to the point of beginning.

The above referenced property is also known as Tract 2 on the Hooser-McKeese land, of record in Book 5190, Page 472, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Tract II:

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Beginning at the Southwest corner of the property conveyed to Kenneth L. McNeese and wife, Marilyn J. McNeese by deed of record in Book 5384, Page 736, Register's Office for Davidson County, Tennessee, being the Southeast corner of the property herein conveyed; thence North 2 degrees 33 minutes East 537.1 feet to the Southeast corner of the property conveyed to William A. Dye, et ux, by deed of record in Book 5252, Page 537, Register's Office for Davidson County, Tennessee; thence with the Southerly line of the dye property North 86 degrees 30 minutes West 366.2 feet to the Southwest corner of the dye property and the Southeast corner of the Paul Edward Pigue property of record in Book 6316, Page 826, Register's Office for Davidson County, Tennessee; thence South 4 degrees 10 minutes East 550.8 feet to an iron pin; thence South 88 degrees 38 minutes East 230.8 feet to the point of beginning, more or less.

ALSO KNOWN AS: 1456 Pleasant Hill Road, Nashville, Tennessee 37214

On or about December 14, 2012, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, April F. Collier, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20121214-0115130. 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 Nationstar Mortgage LLC. 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.

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: **John R. Collier; April F. Collier; 1st Money Bank; First Tennessee Bank National Association; The Bank of New York Mellon FKA The Bank of New York, as Successor Trustee to JPMorgan Chase Bank, N.A. as Trustee on Behalf of the Certificateholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2006-E; Internal Revenue Service; April F. Collier; John R. Collier**

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. **WSA No. 931-228705**

DATED August 16, 2013

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

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

Aug. 23, 30, Sept. 6, 2013 Fil19832

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True Copy Certification

I, Julie Dean, 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, Lena M. Drennan, a notary public for this county and state, Julie Dean who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

LENA M. DRENNAN
Notary Public-Arkansas
Saline County
My Commission Expires 08-17-2021
Commission # 12383853