RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296

BILL GARRETT, Davidson County
Trans:T20130086902 DEEDTRS
Recvd: 10/08/13 10:02 5 pgs
Fees:28.00 Taxes:1412.32
20131008-0105507

Tennessee
Map # 062000085.00

Marianela Landeiro
BANK OF AMERICA: 73773747

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 13, 2006, and recorded in Instrument Number 20060920-0116334 in the Register's Office of Davidson County, Tennessee, Marianela Landeiro, a married woman, conveyed to Wesley D. Turner, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in INSTRUMENT NUMBER 20130828-0090564 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, 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 October 1, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse of Davidson County, Tennessee; 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 sale U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of THREE HUNDRED EIGHTY ONE THOUSAND SEVEN HUNDRED EIGHT AND 90/100'S DOLLARS; 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 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1 of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF NEELEY'S BEND ACRES, SECTION 1, AS OF RECORD IN BOOK 4175, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Marianela Landeiro, a married woman, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument No. 20050112-0004240, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale was made to the Commissioner of Revenue for the State of Tennessee and this sale is made subject to the redemption rights of the Commissioner of Revenue for the State of Tennessee.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	338.50
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	380,808.40
	$381,708.90

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on October 1, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 1, 2013 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
621 Hidden Acres Drive,
Madison, TN 37115-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

U.S. Bank National Association
c/o BAC Tax Services Corporation
PO Box 10211, SV-24
Van Nuys, CA 91410

Mortgagee: None

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,708.90
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, October 1, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

August 28, 2013

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
MR. REAGAN FARR
COMMISSIONER OF REVENUE
STATE OF TENNESSEE
P.O. BOX 190665
NASHVILLE, TN 37219-0665

Re: Section 67-6035 Notice of Sale
Marianela Landeiro and Luis O. Rego
621 Hidden Acres Drive
Madison, TN 37115-0000
Loan #73773747

Dear Mr. Farr:

We represent U.S. Bank National Association As Trustee For The Certificateholders Of Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AMC1, the holder of a Promissory Note executed by Marianela Landeiro, a married woman, dated September 13, 2006 in the original amount of $242,250.00. The note is secured by a first Deed of Trust of the same date which is of record in Instrument Number 20060920-0116334, Register's Office of Davidson County, Tennessee. The note is in default and the principal balance and interest due on the indebtedness have been accelerated in accordance with the terms and conditions of the instruments and the foreclosure sale has been scheduled for Tuesday, October 1, 2013.

It is our understanding that the State of Tennessee Department of Revenue has filed a Notice of State Tax Lien against the property, therefore, in accordance with T.C.A 67-1-1433, we are submitting the following:

1. This notice is submitted by Weiss Spicer Cash, PLLC, attorneys at law, 208 Adams Avenue, Memphis, Tennessee, 38103, on behalf of Bank of America.

2. A copy of the lien filed by the State of Tennessee of record in Instrument Number 20110208-0011126, Register's Office of Davidson County, Tennessee, is attached.

WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

3. The street address of the property affected by this notice is 621 Hidden Acres Drive, Madison, Davidson County, Tennessee, said property being more particularly described as:

Land in Davidson County, Tennessee, being Lot No 7 on the Plan of Neeley's Bend Acres, Section 1, as of record in Book 4175, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

4. The real property herein described will be sold at public auction for cash on Tuesday, October 1, 2013 commencing at 12:00 PM at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, Nashville, Davidson County, Tennessee. A copy of the advertisement of the Substitute Trustee's Sale is also enclosed.

5. The approximate amount of the principal indebtedness is $251,465.58 as of August 1, 2009 with accrued interest at the rate of $10.60 per day from plus the expenses and attorney's fees and trustee's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $1,008.00.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise immediately if there is any deficiency in this notice.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW: vm
Enclosure

THE WALZ CERTIFIED MAILER™

FROM **WALZ™**

FORM #35663 VERSION: 02/11
U.S. PAT. NO. 5,501,393

7196 9008 9111 2233 9674

TO:

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
Mr. Reagan Farr, Commissioner of Revenue
State of Tennessee
P.O. Box 190665

SENDER:

REFERENCE:

Label #1

Label #2

Label #3

← TEAR ALONG THIS LINE

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

A FOLD AND TEAR THIS WAY ⟶ OPTIONAL

B

Label #5

Certified Article Number 7196 9008 9111 2233 9674 SENDERS RECORD

Label #4

Charge Amount:

Charge To:

CERTIFIED MAIL-RETURN RECEIPT REQUESTE
Mr. Reagan Farr, Commissioner of Revenue
State of Tennessee
P.O. Box 190665
Nashville, TN 37219-0665

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL™

7196 9008 9111 2233 9674

FOLD AND TEAR THIS WAY ⟶

C

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Thank you for using Return Receipt Service

2. Article Number

7196 9008 9111 2233 9674

3. Service Type CERTIFIED MAIL™

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
Mr. Reagan Farr, Commissioner of Revenue
State of Tennessee
P.O. Box 190665
Nashville, TN 37219-0665

1701-101093-FC

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) | B. Date of Delivery

C. Signature

X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Thank you for using Return Receipt Service

PS Form 3811, January 2005 Domestic Return Receipt