RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James H. Piercey

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

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: 04/27/15 11:04 9 pgs
Fees:47.00 Taxes:0.00
20150427-0037389

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 20, 2011 and recorded January 28, 2011, as Instrument No. 20110128-0007813 in the Register's Office of Davidson County, Tennessee, James H. Piercey conveyed to Marc A. Rosser, Esq., as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Embrace Home Loans, Inc., 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, Lakeview Loan Servicing, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on September 8, 2014 as Instrument No. 20140908-0081794 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 Lakeview Loan Servicing, 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 15, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on October 8, 2014 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 Lakeview Loan Servicing, LLC, at and for the sum of $102,973.60, that being the highest and best bid offered; and

WHEREAS, the said Lakeview Loan Servicing, LLC has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or assigns; 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 Lakeview Loan Servicing, 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly part of Lot Number 15 on the plan of Montague Park, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 15 fronts 99.5 feet on the Southerly margin of Grapevine Avenue and runs back 70.5 feet on the Easterly line and 70.5 feet on the Westerly line, to a line in the rear, measuring 95 feet more or less.

Being the same property conveyed to James H. Piercey by Warranty Deed recorded August 15, 1990-, at Book 8174, Page 519, Register's Office for Davidson County, Tennessee.

Commonly known as: 412 Grapevine Avenue, Madison, Tennessee 37115.

Tax Parcel No.: 05209009000

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 The Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10 day of October, 2014

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 10th day of October, 2014.

TERESA A. HAYES COM. EXP. NOTARY PUBLIC 2-21-2015 SALINE COUNTY, ARKANSAS

_____
Notary Public
My Commission Expires: 2-21-2015

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 $102,973.60, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

EXECUTED on this 10 day of October, 2014

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 10th day of October, 2014.

_____
Notary Public
My Commission Expires: 2-21-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Department of Housing and Urban Development
c/o Michaelson, Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108
FHA No.

TERESA A. HAYES COM. EXP. NOTARY PUBLIC 2-21-2015 SALINE COUNTY, ARKANSAS

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, 2011, recorded January 28, 2011, as Instrument No. 20110128-0007813 in the Register's Office of Davidson County, Tennessee, executed by James H. Piercey in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Embrace Home Loans, Inc., its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as nominee for Embrace Home Loans, Inc., 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, and therefore enforcement of the same is not subject to the provisions of the SCRA. See attached Department of Defense, DMDC status report.

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 10 day of October, 2014.

Wilson & Associates, PLLC

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

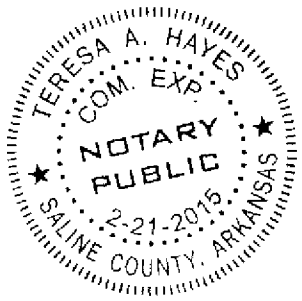
ACKNOWLEDGMENT

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 10th day of October, 2014.



Notary Public

My Commission Expires: 2-21-2015

FHA No.
DServiceMembersAffidavitTN_nwest_141008_1041

Department of Defense Manpower Data Center

Results as of : Oct-10-2014 01:27:50 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: PIERCEY
First Name: JAMES
Middle Name: H
Active Duty Status As Of: Oct-10-2014

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.

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, 2011, and the Deed of Trust of even date securing the same, recorded January 28, 2011, as Instrument No. 20110128-0007813 at Office of the Register of Deeds for Davidson County, Tennessee, executed by James H. Pierce, conveying certain property therein described to Marc A. Rosser, Esq. as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Embrace Home Loans, Inc., 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 December 8, 2014 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 certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly part of Lot Number 18 on the plan of Montague Park, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 18 fronts 99.5 feet on the Southerly margin of Grapevine Avenue and runs back 70.5 feet on the Easterly line and 70.5 feet on the Westerly line, to a line in the rear, measuring 99 feet more or less.

ALSO KNOWN AS: 412 Grapevine Avenue, Madison, Tennessee 37115

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 future 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: Aimee H. Pierce

The sale held pursuant to the 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. WBA No. 646-246822

DATED August 4, 2014

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

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

Aug. 15, 22, 29, 2014 FI23706

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery, Knox, Anderson, Blount and Sevier counties in Tennessee, states that the hereto attached publication appeared in *THE LEDGER* on the following dates:

August 15, 2014
August 22, 2014
August 29, 2014

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **29th** day of **August 2014**, 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.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this **29th** day of **August 2014**.

_____
Notary Public

FPS

15

PROOF OF PUBLICATION

Acct. Name:

FORECLOSURE PLACEMEN

Acct. # 3134

COST OF PUBLICATION

Total $513.00

STATE OF TENNESSEE

COUNTY OF MCMINN

PERSONALLY appeared before me Ashley Green

_____ of McMinn County, Tennessee.

who being duly sworn, made oath that he/she is a representative of the Publisher of THE DAILY POST-ATHENIAN, a newspaper of general circulation, published in the City of Athens County of McMinn and State of Tennessee and that the hereto attached publication appeared in the same on the following dates :

GOLDMAN / JONES

02/13/2014

02/20/2014

02/27/2014

The Daily Post-Athenian

PO BOX 340, ATHENS, TN 37371

(423) 745-5664

Subscribed and sworn to before me on this 28th day of February, 2014

BRITTANY FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MCMINN COUNTY

Newspaper Representative: Ashley Green

Notary Public: Brittany Freeman

My Commission Expires: 8-22-17

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 September 17, 2009, and the Deed of Trust of even date securing the same, recorded September 18, 2009, at Book 952, Page 249 in Office of the Register of Deeds for McMinn County, Tennessee, executed by Rebecca D. Goldman and Charles A. Jones, conveying certain property therein described to Andrew C. Rambo as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First Community Mortgage, Inc., 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 **April 7, 2014** on or, about 12:00 P.M., at the **McMinn County Courthouse, Athens, Tennessee,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in McMinn County, Tennessee, and being more particularly described as follows:

Lying and being situated in the Fifth Civil District of McMinn County, Tennessee, the same being Lots Fifty-seven (57) and Fifty-eight (58), in Suburban Hills Subdivision, as shown by plat of record in Plat Book 2, Page 232, in the Register's Office, McMinn County, Tennessee, to which reference is here made.

Subject to Restrictions as set out in instrument recorded in Miscellaneous Book 7, Page 142, in the Register's Office, McMinn County, Tennessee.

Subject to an underground cable crossing Lot 57 as shown by broken line on recorded plat.

Subject to a Fifteen (15) foot utility easement along the Northeast lines as shown by broken line on recorded plat.

There is, however, excepted herefrom a 10 foot wide strip of land off of the Northwest side of Lot Number 57, which strip is more particularly described as beginning at the point where the common dividing line between Lots Numbers 56 and 57 intersects the South line of Hillsview Drive; thence running South 46 degrees 30 minutes East, 10.0 feet along the South line of Hillsview Drive to a point; thence South 43 degrees 30 minutes West, 190 feet along a line that is 10 feet Southeast of and parallel to the common dividing line between Lots Numbers 56 and 57 to the South line of Lot Numbers 57; thence North 46 degrees 30 minutes West, 10.0 feet along said line to the South corner of Lot Number 58; and thence North 43 degrees 30 minutes East, 190 feet along the common dividing line between Lots Numbers 56 and 57 to the point of beginning.

ALSO KNOWN AS: 132 County Road 146, Riceville, Tennessee 37370

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: **Rebecca D. Goldman; Charles A. Jones**

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. 846.243275**

DATED February 7, 2014

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

INSERTION DATES:
February 13, 2014
February 20, 2014
February 27, 2014

FHA No. 481-3042450-703

DSaleNoticeTN-Shellie_obanda_140207_1350

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

True Copy Certification

I, Millicent Garrett, 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.

Millicent Garrett

Signature

State of ARKANSAS

County of PULASKI

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

Corey D Green

Notary's Signature

My Commission Expires: 12-18-2024

Notary' Seal (if on paper)

NOTARY PUBLIC ARKANSAS
COREY D. GREEN
No. 12402356
PULASKI COUNTY
Commission Expires 12-18-2024

246622- Deed