RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Roy Binkley and Patricia Binkley

GRANTEE(s)
Shelia Reed, Donnie Reed

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

BILL GARRETT, Davidson County
Trans:T20150057416 DEEDTRS
Recvd: 07/15/15 11:58 15 pgs
Fees:78.00 Taxes:325.60
20150715-0068988

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 26, 2004 and recorded March 3, 2004, Document No. 20040303-0024369 in the Register's Office of Davidson County, Tennessee, Roy Binkley and Patricia Binkley conveyed to Charles E. Tonkin, II, as Trustee for Mortgage Electronic Registration Systems, Inc,. as a nominee for Mortgage Investors Group., 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on May 11, 2015, Document No. 20150511-0042554 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 JPMorgan Chase Bank, National Association 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 was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on June 25, 2015, 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 Shelia Reed, Donnie Reed, at and for the sum of $88,000.00, 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 Shelia Reed, Donnie Reed 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 Shelia Reed, Donnie Reed, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEING Lot NO, 49 on the Plan of Gateway, Subdivision, Section 1, as of record in Book 3300, Page 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
BEING the same property conveyed to Roy L. Binkley, Jr. and wife, Patricia K. Binkley by Warranty Deed from Charles h. Morgan and wife, Modine Nash Morgan on September 26th, 1978, of record in Book 5343, page 655, Register's office for Davidson County, TN

Being the same property conveyed to Roy Binkley and Patricia Binkley by Warranty Deed recorded September 28, 1978 in Book No. 5343, at Page 655, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 208 Friendship Dr, Goodlettsville, TN 37072-2707.

Tax Parcel No.: 033 12 0 093.00

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 Shelia Reed, Donnie Reed, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 12 day of July, 2015

Wilson & Associates, PLLC

By:
Heather Martin-Herron
Wilson & Associates, PLLC
TN Bar #32248

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heather Martin - Herron, 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 9 day of July, 2015.

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

Notary Public

My Commission Expires: 7/12/2024

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 $88,000.00, 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 12 day of July, 2015

Shelia Reed, Donnie Reed

Shelia Reed, Donnie Reed

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Sumner County this 12 day of July, 2015.

Notary Public

My Commission Expires: 4/30/2019

RANDI HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Shelia Reed, Donnie Reed
1165 Windsor Drive
Gallatin, TN 37066

0100399826

W&A No. 304185
JPMorgan Chase Bank, N.A.

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 February 26, 2004, recorded March 3, 2004, Document No. 20040303-0024369 in the Register's Office of Davidson County, Tennessee, executed by Roy Binkley and Patricia Binkley in favor of Mortgage Electronic Registration Systems, Inc,. as a nominee for Mortgage Investors Group., its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc,. as a nominee for Mortgage Investors Group., 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 2 day of July, 2015.

Wilson & Associates, PLLC

By: _____

Heather Martin-Herron, Attorney
Wilson & Associates, PLLC
TN Bar 32248

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heather Martin-Herron, 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 2 day of July, 2015.

Notary Public

My Commission Expires: 7/12/2024

0100399826

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12396736

Department of Defense Manpower Data Center

Results as of : Jul-02-2015 06:13:35 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BINKLEY
First Name: PATRICIA
Middle Name:
Active Duty Status As Of: Jul-02-2015

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

Department of Defense Manpower Data Center

Results as of : Jul-02-2015 06:13:34 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BINKLEY

First Name: ROY

Middle Name:

Active Duty Status As Of: Jul-02-2015

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

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 2 day of July, 2015, personally appearing before the undersigned, Heather Martin-Herron, 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 February 26, 2004, executed by Roy Binkley and Patricia Binkley, as mortgagor(s), in favor of Charles E. Tonkin, II as Trustee for Mortgage Electronic Registration Systems, Inc,. as a nominee for Mortgage Investors Group., its successors and assigns, and recorded March 3, 2004, Document No. 20040303-0024369 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> BEING Lot NO, 49 on the Plan of Gateway, Subdivision, Section 1, as of record in Book 3300, Page 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
> BEING the same property conveyed to Roy L. Binkley, Jr. and wife, Patricia K. Binkley by Warranty Deed from Charles h. Morgan and wife, Modine Nash Morgan on September 26th, 1978, of record in Book 5343, page 655, Register's office for Davidson County, TN
>
> Being the same property conveyed to JPMorgan Chase Bank, National Association by Warranty Deed recorded recorded September 28, 1978 in Book No. 5343, at Page 655, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 208 Friendship Dr, Goodlettsville, TN 37072-2707.

That a foreclosure sale of said property was scheduled for sale on June 25, 2015, at the Davidson County Courthouse, 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 October 17, 2011 in Instrument No. 20111017-0080476, 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 24th day of April , 2015 and the tracking number for said notice letter is 9214890000237900220479 (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: _____
Heather Martin-Herron
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, personally appeared Heather Martin-Herron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be Successor-Trustee for Shelia Reed, Donnie Reed, whose name is subscribed to the foregoing instrument, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

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

_____
Notary Public

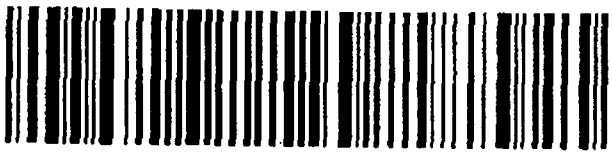
My Commission Expires:

_____

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D220
Little Rock, AR 72211

USPS CERTIFIED MAIL



9214 8900 0023 7900 2204 79



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

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

April 24, 2015

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

RE: Roy Binkley and Patricia Binkley
208 Friendship Dr
Goodlettsville, TN 37072-2707
W&A No. 304185

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, Roy Binkley and Patricia Binkley 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. Jennifer Allen
JPMorgan Chase Bank, N.A.
3415 Vision Drive
Columbus, OH 43219

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

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

4. Sale date and location: June 25, 2015 at 10:00 AM at the Davidson County Courthouse, Nashville, TN; and

5. The principal balance due is $102,276.12; 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.

Heather Martin-Herron

AW
Enclosures

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 February 26, 2004, and the Deed of Trust of even date securing the same, recorded March 3, 2004, Document No. 20040303-0024369, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Roy Binkley and Patricia Binkley, conveying certain property therein described to Charles E. Tonkin, II as Trustee for Mortgage Electronic Registration Systems, Inc,. as a nominee for Mortgage Investors Group., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by JPMorgan Chase Bank, National Association.

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, by JPMorgan Chase Bank, National Association, will, on **June 25, 2015 on or about 10:00 AM, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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:

BEING Lot NO, 49 on the Plan of Gateway, Subdivision, Section 1, as of record in Book 3300, Page 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
BEING the same property conveyed to Roy L. Binkley, Jr. and wife, Patricia K.
Binkley by Warranty Deed from Charles h. Morgan and wife, Modine Nash Morgan
on September 26th, 1978, of record in Book 5343, page 655, Register's office for Davidson County, TN

ALSO KNOWN AS: 208 Friendship Dr, Goodlettsville, TN 37072-2707

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:

BINKLEY, ROY
BINKLEY, PATRICIA

INTERNAL REVENUE SERVICE
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CVI LOAN GT TRUST 1

On or about October 17, 2011, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Jerry & Patricia Binkley, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20111017-0080476. 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 JPMorgan Chase Bank, National Association. 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. 304185**

DATED April 24, 2015

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

0100399826

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

3477

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
819347011

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:T20110064686 LIENFTL
Recvd: 10/17/11 11:05 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20111017-0080476

Name of Taxpayer JERRY & PATRICIA BINKLEY

Residence 1012 ESTURBRIDGE CT
ANTIOCH, TN 37013

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)
1040	12/31/2007	XXX-XX-0978	11/24/2008	12/24/2018	3677.22
1040	12/31/2008	XXX-XX-0978	11/30/2009	12/30/2019	12200.12
1040	12/31/2009	XXX-XX-0978	01/10/2011	02/09/2021	17729.64

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

Total $ 33606.98

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

the 05th day of October, 2011.

Signature [signature]
for FRED BANKS

Title
ACS SBSE
(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

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 February 26, 2004, and the Deed of Trust of even date securing the same, recorded March 3, 2004, Document No. 20040303-0024369, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Roy Binkley and Patricia Binkley, conveying certain property therein described to Charles E. Tonkin, II as Trustee for Mortgage Electronic Registration Systems, Inc., as a nominee for Mortgage Investors Group., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by JPMorgan Chase Bank, National Association.

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, by JPMorgan Chase Bank, National Association, will, on June 25, 2015 on or about 10:00 AM, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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:

BEING Lot NO. 49 on the Plan of Gateway, Subdivision, Section 1, as of record in Book 3300, Page 38 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Roy L. Binkley, Jr. and wife, Patricia K. Binkley by Warranty Deed from Charles h. Morgan and wife, Modine Nash Morgan on September 28th, 1978, of record in Book 5843, page 655, Register's office for Davidson County, TN

ALSO KNOWN AS: 296 Friendship Dr, Goodlettsville, TN 37072-3707

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:

BINKLEY, ROY
BINKLEY, PATRICIA
INTERNAL REVENUE SERVICE
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CVI LOAN GT TRUST 1

On or about October 17, 2011, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Jerry & Patricia Binkley, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20111017-0080476. 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 JPMorgan Chase Bank, National Association. Provided, however, that the United States of America, Internal Revenue Service, pursuant to 26 U.S.C. §7425 and 26 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. WBA No. 304165

DATED April 24, 2015

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

0100398826

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

May 1, 8, 15, 2015 Pk27155

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:

May 1, 2015
May 8, 2015
May 15, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 15th day of **May 2015**, 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 15th day of May 2015.

_____
Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. FEB. 23, 2019

FPS