

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **October 30, 2019 on or about 10:00AM local time**, at the Main Entrance, Maury County Courthouse, 41 Public Square, Columbia, Tennessee 38401, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by **CHRISTOPHER G. RAGSDALE AND ANGELA R. RAGSDALE**, to Tonya Esquibel, Trustee, on March 29, 2002, at Record Book R1609, Page 821-829 in the real property records of Maury County Register's Office, Tennessee.

Owner of Debt: Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee

The following real estate located in Maury County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Situate in the seventh (7th) Civil District of Maury County, Tennessee and being more particularly described as follows:

Being an improved lot located in the Jackson Subdivision near Mt. Pleasant, Tennessee, and being located on the South side of the Mt. Pleasant to Mt. Joy Road; said lot being designated as Lot No. 5 in Jackson Subdivision, the same beginning at a point in S. margin of the Mt. Pleasant-Mt. Joy Road, which point is S. 86 deg. 45 min. E. 418 feet from the NW corner of the Jackson Subdivision; running thence with SBL of road S. 86 deg. 45 min. E. 94 feet; thence S. 3 deg. 15 min. W. 200 feet to the NBL of a 10 ft alley; thence with alley 94 feet; thence N. 3 deg. 15 min. E. 200 feet to the beginning.

Included in the above description but Excluded from this conveyance is a parcel of land previously conveyed to the State of Tennessee in Book 617 at Page 436 in the Maury County, Tennessee Register of Deeds office, being more particularly described as follows:

Beginning at the point of intersection of the East boundary of the C. A. Simmons property and the South margin of Mt. Joy Road, thence along the said South margin Eastwardly 94 ft. more or less to a point, thence S 8 deg. 48 minutes 17 seconds W 19 ft. more or less to a point, thence North 81 deg 11 min. 43 sec. W 94 ft. more or less to a point in the said East boundary, thence along the said East boundary North 8 deg. 48 minutes 17 seconds E 19 ft. more or less, to the point of beginning, and containing 0.040 acres, more or less.

Being the same property conveyed to Christopher G. Ragsdale by instrument of record in Book R1609 at Page 819 in the Maury County, Tennessee Register of Deeds office.

Tax ID: 150 02500 000

Current Owner(s) of Property: **CHRISTOPHER G. RAGSDALE AND ANGELA R. RAGSDALE**

The street address of the above described property is believed to be 7855 Mt. Joy Road, Mt. Pleasant, TN 38474, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.

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. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.

OTHER INTERESTED PARTIES: None

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 19-000072-370-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)

Cool Springs Commons, Suite 273
7100 Commerce Way
Brentwood, TN 37027
TN INVESTORS PAGE: [HTTP://MWZMLAW.COM/TN_INVESTORS.PHP](http://MWZMLAW.COM/TN_INVESTORS.PHP)
October 1, 8, 15, 3TC