

SUCCESSOR TRUSTEE'S NOTICE OF SALE

By Deed of Trust dated January 16, 2019, and recorded at Record Book 1742, Page 2247, in the Register's Office for Rutherford County, Tennessee, Barry Bugbee d/b/a BoJacks Market (hereinafter the "Grantor") conveyed to FMLS, Inc., Trustee, the hereinafter described real estate to secure the payment of all of his debts owing to Regions Bank. On September 29, 2020, Walter N. Winchester was appointed and designated Successor Trustee under the aforesaid Deed of Trust. Default has been made in the payment of said debt, the entire balance has been declared due and payable and the owner and holder of said debt has directed me to foreclose said Deed of Trust.

NOW, THEREFORE, by virtue of the authority vested in me by said Deed of Trust on November 6, 2020, at Noon local time, I will sell the following described property at 12001 Old Jackson Ridge Road, Rockvale, Rutherford County, Tennessee, to the last, highest and best bidder for cash (on such terms as announced at sale), free from all equitable rights of redemption, statutory right of redemption, homestead, dower, and all other exemptions and redemptive rights of every kind, all of which were expressly waived and surrendered by the terms of said Deed of Trust, subject however, to such prior encumbrances, deeds of trust, leases, assignments, contracts, easements, judgments, conditions, restrictions, conveyances, property taxes (current and delinquent) and all tax liens that appear of record, the following described real estate (the "Real Property"):

Real property located in Rutherford County, State of Tennessee:

Land lying in the 10th Civil District of Rutherford County, Tennessee, described as follows: Beginning at a point in the intersection of the center lines of Windrow Road, Lowe Road and Jackson Ridge Road; thence with the center line of Jackson Ridge Road, S 41 degrees 56 minutes 30 seconds W, 216.9 feet to a point and S 28 degrees 00 minutes 30 seconds W, 91.0 feet to a point being the NW corner of this tract; thence severing the property of Ervin Leathers in a new line, the following calls and distances: S 65 degrees 18 minutes E, through a pin set 25.00 feet off the center line of road and continuing for a total distance of 39.9 feet to a pin by a 20" hackberry being the SW corner of this tract; N 50 degrees 52 minutes, 219.9 feet with fence line to a pin in fence line; and N 29 degrees 13 minutes E, continuing through a pin in fence line set 25.2 feet off the center line of road for total distance of 86.4 feet with fence line to a point in the center line of Lowe Road being the SE corner of this tract; thence with the center line of Lowe Road, N 54 degrees 11 minutes 30 seconds W, 75.55 feet to the beginning, being the NE corner of this tract, containing 0.53 acres, more or less, according to survey of Robert E. Francis, dated July 2, 1984.

Being the same property conveyed to Barry Bugbee DBA Bo Jacks Market, by Warranty Deed, from Michael Lewis, dated January 16, 2019, recorded January 18, 2019, of record in Record Book 1742, Page 2244, in the Register's Office for Rutherford County, Tennessee.

This conveyance is subject to the following: All matters shown on the survey dated July 2, 1984 by Robert E. Francis; Right of Way Easement to Middle Tennessee Electric Membership Corporation of record in Record Book 1022, page 3025, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

The Real Property is believed to have street address 12001 Old Jackson Ridge Road, Rockvale, TN 37153. Tax Map No. 139-058.02. In the event of any discrepancy between the street address, the Tax Map No. and/or the property description, the property description shall control.

The real property will be sold AS IS WHERE IS with no warranties or representations of any kind, express or implied, and including warranty for a particular purpose or to the title of the Real Property. The aforesaid sale may be postponed to a later date by oral announcement at the time and place of the published sale or cancelled without further written notice or publication. The Successor Trustee reserves the right to take or accept the next highest or best bid at such sale should the last and highest bidder fail or refuse to comply with the terms of sale for any reason. In such event, the Successor Trustee shall also reserve the right to reopen the bidding or republish and sell said Real Property at his option. Regions Bank may bid on said Real Property. The Successor Trustee reserves the right to conduct the sale by or through his agents or attorneys acting in his place or stead, including the use of an auctioneer.

OTHER INTERESTED PARTIES: Scott Zeller Team, Coldwell Banker.

Witness my hand this the 12th day of October, 2020.

Walter N. Winchester
Walter N. Winchester, Successor Trustee

**WINCHESTER, SELLERS,
FOSTER & STEELE, P.C.**
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PUBLISH DATES: October 14, 2020
 October 21, 2020
 October 28, 2020