

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated May 20, 2002, executed by SHAWN WALKER, HUSBAND AND WIFE, CHER-RHONDA IRONS, to Millard S. Rubenstein as Trustee for ABN AMRO MORTGAGE GROUP, INC., its successors and assigns, recorded on May 31, 2002 in Book 331, Page 284, in Instrument Number: 24454, in the Register of Deeds Office for McNairy County, Tennessee, to which reference is hereby made; and

WHEREAS, FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on April 08, 2026, at 2:00 PM local time, at the McNairy County Courthouse, 170 West Court Avenue, Selmer, TN 38375, in McNairy County, Tennessee, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows:

**BEING THAT CERTAIN LOT OR PARCEL OF REAL ESTATE LYING AND BEING IN MCNAIRY COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO -WIT:**

**LYING AND BEING IN THE THIRD CIVIL DISTRICT OF MCNAIRY COUNTY, TENNESSEE, COMMENCING AT AN IRON PIN IN THE NORTHERN RIGHT OF WAY OF LIPFORD ROAD THE SOUTHEAST CORNER OF THE MCNAIRY COUNTY DEVELOPMENT SERVICES LAND, AND THE SOUTHWEST CORNER OF THE ACIE FLOWERS LAND.**

**THENCE SOUTH 87 DEGREES 13 DEGREES 13 MINUTES 18 SECONDS EAST WITH THE NORTHERN RIGHT OF WAY LIPFORD ROAD A DISTANCE OF 100.23 FEET;**

**THENCE NORTH 87 DEGREES 23 MINUTES 38 SECONDS EAST WITH THE NORTHERN RIGHT OF WAY OF LIPFORD ROAD FOR A DISTANCE OF 9.77 FEET TO AN IRON PIN**

**FOR A TRUE POINT OF BEGINNING OF THE SUBJECT TRACT;**

**THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST WITH A LINE THROUGH THE FLOWERS PROPERTY A DISTANCE OF 256.88 FEET TO AN IRON PIN;  
THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST WITH A NEW LINE THROUGH THE FLOWERS PROPERTY A DISTANCE OF 110.88 FEET TO AN IRON PIN;**

**THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST WITH A NEW LINE THROUGH THE FLOWERS PROPERTY A DISTANCE OF 242.19 FEET TO AN IRON PIN IN THE NORTHERN RIGHT OF WAY OF LIPFORD ROAD, THENCE WITH THE NORTHERN RIGHT OF WAY OF LIPFORD ROAD AS FOLLOWS:**

**THENCE SOUTH 61 DEGREES 05 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 65.35 FEET;**

**THENCE SOUTH 87 DEGREES 23 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 52.04 FEET TO THE POINT OF BEGINNING.**

Commonly known as: **398 LIPFORD RD SELMER, TN 38375**

Parcel number(s): 090 00507 000

In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control.

The sale is subject to the following: tenant(s)/occupant(s) rights in possession, if any; 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 state or federal governmental agency; any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: **CHER-RHONDA IRONS; SHAWN WALKER.**

If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433.

The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust.

The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn 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. Notice of such adjournment will also be mailed to interested parties when required by applicable law.

If you have any questions or concerns, please contact:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attn: TN Foreclosure  
13010 Morris Rd, Ste 450  
Alpharetta, GA 30004  
(423) 498-7400  
tnfc@raslg.com

Please reference file number 26-388231 when contacting our office.

Investors website: <https://www.rascranesalesinfo.com> and <https://www.BetterChoiceNotices.com>

**THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR  
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE.**