

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 4, 2025, at or about 10:00 AM, local time, at the front entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, pursuant to the Deed of Trust executed by Eric Chatman, an unmarried man, to Signature Title Services, LLC, as Trustee for First Guaranty Mortgage Corporation dated May 31, 2022, and recorded as Instrument No. 20220610-0066426, in the Register's Office for Davidson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Davidson County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-5

Other interested parties: STATE OF TENNESSEE DEPARTMENT OF REVENUE

The hereinafter described real property located in Davidson County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Land in Davidson County, Tennessee being the Easterly 45 feet (front) and 43 feet (rear) of Lot No. 28, on the Map of the East Moreland Place, of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Said part of Lot No. 28 fronts 45 feet on the Northerly side of Eastmoreland Street and runs back between lines, 140 feet, more or less, to an alley on which it measures 43 feet.

Being the same property conveyed to Eric Chatman, by Quitclaim Deed from Peggy Malinda Chatman, dated September 26, 2019, of record in Instrument No. 20191008-0103107, in the Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Peggy Malinda Chatman and Eric Chatman by Quitclaim Deed from Peggy Malinda Chatman dated 11/5/08 of record in Instrument No. 20081106-0110422, said Register's Office.

Street Address: The street address of the property is believed to be 103 Eastmoreland Street, Nashville, TN 37207, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 071 15 0 088.00

Current owner(s) of Record: Eric Chatman

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

FURTHERMORE, THIS SALE SHALL SPECIFICALLY BE SUBJECT TO THE RIGHT OF REDEMPTION BY THE STATE OF TENNESSEE, PURSUANT TO T.C.A. 67-1-1433 (c)(1) BY REASON OF THE FOLLOWING TAX LIEN(S) OF RECORD AS INSTRUMENT NO. 20250320-0020606, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NOTICE OF THE SALE HAS BEEN GIVEN TO THE STATE OF TENNESSEE IN ACCORDANCE WITH 67-1-1433 (b)(2).

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale,

announcement by internet posting is not required.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

This Notice of Sale has been posted by Capital City Posting and can be viewed online at CapitalCityPostings.com.

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