

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 24, 2025, at or about 2:00 PM, local time, at the main entrance to the Bledsoe County Courthouse, 3150 Main Street, Pikeville, TN 37367, pursuant to the Deed of Trust executed by Lida Partin, to Emmett James House and Bill R. McLaughlin, as Trustee for Union Planters Bank, N.A. dated August 27, 2003, and recorded on August 29, 2003, in Book TD199, Page 741, Instrument No. 2003485701, in the Register's Office for Bledsoe County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Bledsoe 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: Regions Bank DBA Regions Mortgage

Other interested parties: James Wilson

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

Legal Description: Situated in the Sixth Civil District of Bledsoe County, Tennessee, and being more particularly described as follows:

Beginning on an iron stake on the West side of York Highway, it being the southeast corner of R. D. Roberson; thence with the West side of said Highway, North 51 deg. East 210 feet to an iron stake; thence North 56 deg. 30 min. West 250 feet to an iron stake; thence North 33 deg. West 130 feet to an iron stake; thence South 51 deg. West 300 feet to an iron stake in Calvin Layne's South line; thence South 56 deg. 30 min. East 375 feet to the beginning, containing 2 acres, more or less.

There is excepted out of the above conveyance a 15 foot right of way on the North side of the above described land.

Prior and last deed reference: Deed Book 181, Page 721, Register's Office of Bledsoe County, Tennessee.

The last deed of record is a Quitclaim Deed recorded in WD190, Page 643, in the Register's Office of Bledsoe County, TN.

Street Address: The street address of the property is believed to be 5581 Old State Highway 28, Dunlap, TN 37327, 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: 103-002.00

Current owner(s) of Record: Lida R. Partin

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.

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 time certain or to another specified date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announcing on the date, time, and location of each sale set forth above or any subsequent postpone 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 can be viewed online by Capital City Posting at capitalcitypostings.com.

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