

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 20, 2025, at or about 2:00 PM, local time, at the west door of the Robertson County Courthouse, 501 S. Main Street, Springfield, TN 37172, pursuant to the Deed of Trust executed by James W. Reed, unmarried, his heirs and assigns, to Doma Title, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for AdvantageFirst Lending Inc. dated December 26, 2022, and recorded on January 6, 2023, in Book 2226, Page 458, Instrument No. 411026, in the Register's Office for Robertson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Robertson 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: Lakeview Loan Servicing, LLC

Other interested parties: None

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

Legal Description: Real property in the City of Springfield, County of Robertson, State of Tennessee described as follows:

All that property situate in the County of Robertson and State of Tennessee described as:

A certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit:

Land in Robertson County, Tennessee, described as follows, to-wit:

Beginning at a point in the East boundary of Lot 2, Block D of Indian Hills Subdivision, a plat of which appears of record in Deed Book 115, Page 524, Register's Office for Robertson County, Tennessee, said lot facing the West side of South Pawnee Drive, the point of beginning being 50 feet from the Southern line of said lot; thence 150 feet to the back line of said Lot 2; thence 100 feet along the West line of Lots 2 and 3 of Block D of said subdivision to a point 50 feet from the North line of Lot 3, Block D, of said subdivision; thence 150 feet in a line parallel, to the North line of said lot to a point in the East line of said lot; thence to the point of beginning.

Being the same property conveyed to Kay A Head, a married person by Warranty Deed from Betty J Shelton and Laura Haley, both unmarried of record in Record Book 604, Page 27 on 03/01/2000 and filed for record on 03/07/2000, Register's Office for Robertson County, Tennessee, in the County of Robertson and State of Tennessee.

More commonly known as: 305 S Pawnee Drive, Springfield, TN 37172

The last deed of record is a Warranty Deed recorded April 2, 2009, in Record Book 1311, Page 250, in the Register's Office of Robertson County, TN.

Street Address: The street address of the property is believed to be 305 South Pawnee Drive, Springfield, TN 37172, 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: 080F B 008.00

Current owner(s) of Record: James W. Reed

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.

Padgett Law Group, Substitute Trustee
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com