

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 14, 2025, at or about 11:00 AM, local time, in the Auction.com room of the DoubleTree by Hilton Murfreesboro, 1850 Old Fort Parkway, Murfreesboro, TN 37129, pursuant to the Deed of Trust executed by Jennifer James, unmarried and Joseph Snell and Janice Snell, husband and wife, joint tenants in common, to Gateway Title Services LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for CMG Mortgage, Inc. dba CMG Home Loans dated January 20, 2023, and recorded on January 23, 2023, in Book 2313, Page 3018, Instrument No. 2480655, in the Register's Office for Rutherford County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Rutherford 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: Secretary of Housing and Urban Development

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

Legal Description: Land located in the 7th Civil District of Rutherford County, State of Tennessee, within the corporate limits of the City of Murfreesboro, and being all of Unit No. 53, Horizontal Property Regime, Private Element Plat, Revision Two, Section I, Puckett Downs, according to plat and survey appearing of record in Plat Book 37, Page 154 and 155, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jennifer James, unmarried and Joseph Snell and Janice Snell, husband and wife by Warranty Deed from Diane M. Cothran, of record in Record Book 2313, page 3015, in the Register's Office of Rutherford County, Tennessee.

Street Address: The street address of the property is believed to be 4114 Giacomo Drive, Murfreesboro, TN 37128, 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: 092-046.12-C-053

Current owner(s) of Record: Jennifer James, Joseph Snell, and Janice Snell

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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