

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

Sale at public auction will be on July 16, 2025, at or about 11:00 AM, local time, at the front entrance of the Stewart County Courthouse, 225 Donelson Parkway, Dover, TN 37058, pursuant to the Deed of Trust executed by PAUL E PAINTER AND JANET D PAINTER, HUSBAND AND WIFE, to ARNOLD M. WEISS, ESQ, as Trustee for WELLS FARGO HOME MORTGAGE, INC. dated June 30, 2003, recorded in Record Book 45, Page 352, and as corrected by Attorney's Affidavit recorded in Record Book 302, Page 873, in the Register's Office for Stewart County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Stewart 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: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Other interested parties: PAUL PAINTER II, ERIC PAINTER, PAULA PAINTER

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

Legal Description: BEGINNING AT AN EXISTING 3 INCH ALUMINUM PIPE ON THE NORTH WEST MARGIN OF TOM WILSON RIDGE ROAD (A COUNTY MAINTAINED GRAVEL ROAD), SAID POINT BEING 0.1 MILES FROM ELK CREEK ROAD, THENCE WITH THE CREWS PROPERTY NORTH 02 30" 24" EAST 102.56 FEET TO AN EXISTING IRON ROD, THENCE SOUTH 81 05" 56" WEST 118.79 FEET TO AN EXISTING 3" ALUMINUM PIPE, THENCE SOUTH 23 03" 41" WEST 180.83 FEET TO AN EXISTING 3" ALUMINUM PIPE, THENCE SOUTH 76 34" 51" EAST 203.75 FEET TO THE POINT OF BEGINNING CONTAINING 1.03 ACRES AS SURVEYED BY WAKLEY BROTHERS ON JULY 26, 1991.

BEING THE SAME PARCEL CONVEYED TO PAUL E. PAINTER AND WIFE, JANET D. PAINTER FROM KENNY RAY KENT AND WIFE, ROBERTA KENT BY VIRTUE OF A DEED DATED 04-27-93 RECORDED 05-04-93 IN DEED BOOK 266, PAGE 386 IN STEWART COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 151 Tom Wilson Road, Cumberland, TN 37050, 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: 118-009-01-000

Current owner(s) of Record: Paul Edward Painter aka Paul Painter Sr.; Estate/Unknown Heirs of Paul E Painter; Estate/Unknown Heirs of Janet D Painter

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](http://capitalcitypostings.com).**

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