

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on April 24, 2025, at or about 2:00 PM, local time, inside the main entrance of the Wilson County Courthouse, 228 E. Main Street, Lebanon, TN 37087, pursuant to the Deed of Trust executed by David J. DeShon and wife, Amber L. DeShon, to J. Phillip Jones, as Trustee for U.S. Bank N.A. dated July 18, 2013, and recorded in Book 1557, Page 1947, Instrument No. 13506643, in the Register's Office for Wilson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Wilson 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: U.S. Bank National Association

Other interested parties: De Lage Landen Financial Services, Inc.; American Express National Bank; Amazon.com Services, Inc. f/k/a Amazon Fulfillment Services, Inc.; Discover Bank; Advanced Propane Inc; Cavalry SPV I, LLC, as assignee of Citibank, N.A.; State of Tennessee, Department of Revenue; On Deck Capital, Inc.; and Estate/Unknown Heirs of David James Deshon

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

Legal Description: Being Lot No. 4 on the Final Plat of Barton's Cove, as of record in Plat Book 24, Page 262, Register's Office for Wilson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same parcel conveyed to David J. DeShon and Amber L. DeShon from Benton C. Forkum and Geri M. Forkum, by virtue of a deed dated 3/17/2007, recorded 3/20/2007, in Deed Book 1237, Page 606, as Instrument No. 07329905 County of Wilson, State of Tennessee.

Street Address: The street address of the property is believed to be 1812 Pointe Court, Lebanon, TN 37087, 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: 035A C 004.00 000

Current owner(s) of Record: David James Deshon and Amber L Deshon

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 IN BOOK 2134, PAGE 302, INSTRUMENT NO. 21040369, AND IN BOOK 2151, PAGE 2025, INSTRUMENT NO. 22002265, OF THE REGISTER'S OFFICE OF WILSON 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 adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent

adjourned day, time, and place of sale.

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.

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