

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

Sale at public auction will be on October 28, 2025, at or about 10:00 AM, local time, at the main entrance of the Benton County Courthouse, 1 East Court Square, Camden, TN 38320, pursuant to the Deed of Trust executed by Jacqueline G Dominy, an unmarried person, to Shapiro & Kirsch, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Colonial National Mortgage, a division of Colonial Savings, F.A. dated June 6, 2023, and recorded on June 7, 2023, in Book 395, Page 457, Instrument No. 113909, in the Register's Office for Benton County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Benton 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: Colonial National Mortgage, a division of Colonial Savings, F.A.

Other interested parties: ALLAN BOGARD; CHRISTINA DOMINY; ESTATE/UNKNOWN HEIRS OF JACQUELINE G DOMINY; JESSICA DOMINY; LVNV Funding

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

Legal Description: Being a tract or parcel of land lying and being situate in the Fifth Civil District of Benton County, Tennessee, and more particularly described as follows:

Beginning in the center of Highway 69S, the southeast corner of Holland (DB 116 PG 84) and the northeast corner of the tract herein described; thence with the center of Highway 69S, the following 2 calls: South 12 degrees, 06 minutes, 21 seconds West, a distance of 55.28 feet; South 17 degrees, 44 minutes, 53 seconds West, a distance of 152.43 feet to the northeast corner of Holland (RB 7 PG 805); thence North 62 degrees, 22 minutes, 11 seconds West, a distance of 303.98 feet with the line of Holland to creosote fence post; thence North 03 degrees, 30 minutes, 00 seconds West, a distance of 209.77 feet to a fence post corner in the south line of Holland; thence South 69 degrees, 56 minutes, 37 seconds East, a distance of 372.35 feet to the point of beginning, and containing 1.65 acres as surveyed on April 18, 2001, by Vonda Bozarth Harpole, TRLS No. 1948.

Above description copied from prior instrument of record.

This being the same property conveyed to Jacqueline G. Dominy, by virtue of a Special Commissioner's Deed dated May 30, 2023, from Albert Wade, Jr., as appears of record in Record Book 395, Page 454, in the Register's Office of Benton County, Tennessee.

Street Address: The street address of the property is believed to be 2505 Old Highway 69, Camden, TN 38320, 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: 089 037.00 000

Current owner(s) of Record: Jacqueline G. Dominy

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 specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed 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 has been posted by Capital City Posting and can be viewed online at [CapitalCityPostings.com](http://CapitalCityPostings.com).**

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