

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on December 10, 2025, at or about 2:00 PM, local time, at the west door of the Robertson County Courthouse, 501 South Main Street, Springfield, TN 37172, pursuant to the Deed of Trust executed by Jason Dye and Bettye Dye, Husband and Wife, to Tennessee Title Services, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as Nominee for Primary Residential Mortgage, Inc dated December 16, 2016, recorded December 21, 2016, in Book 1716, Page 608, Instrument No. 110740, and modified on July 14, 2022, in Book 2192, Page 221, Instrument No. 404199, 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: SERVBANK, N.A.

Other interested parties: R&L Restoration, Inc dba Servpro

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: Land in the 12th Civil District of Robertson County, Tennessee being described to-wit:

BEGINNING at a point in about the middle of Tinnon Road and in the east edge of an unnamed Street 250 feet east of Bruce's line, and runs thence with the east edge of said unnamed street south 2 deg. west 330 feet to the line of W. A. Jones; thence south 88 deg. east 133.9 feet to a point; thence north 2 deg. east 337 feet to a point in about the middle of Tinnon Road and thence with about the middle of Tinnon Road south 89 deg. west 133.9 feet to the beginning, containing 1.03 acres, more or less, and being Lot No.3 on the unrecorded plat of W.A. Jones and Dora Jones property surveyed on April 28, 1961, by C.J. Carney.

Being the same property conveyed to Jason Dye and Bettye Dye, husband and wife, by deed from David M. Palmer and wife, Tina M. Palmer, of record in Book/Record Book/Deed Book/Volume 1716, Page 606, or Instrument #310767 Register's Office for Robertson County, Tennessee.

Street Address: The street address of the property is believed to be 6739 Tinnin Road, Goodlettsville, TN 37072, 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: 133-072.00

Current owner(s) of Record: Jason Dye and Bettye Dye

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.

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