

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 19, 2025, at or about 11:00 AM, local time, at the front entrance to the Chester County Courthouse, 133 East Main Street, Henderson, TN 38340, pursuant to the Deed of Trust executed by James E Enderton and wife, Carrie J Enderton, to Mark A. Rosser, as Trustee for Mortgage Electronic Registration Systems, Inc., as Nominee for USAA Federal Savings Bank dated December 13, 2021, and recorded on December 15, 2021, in Book 485, Page 412, Instrument No. 69274, in the Register's Office for Chester County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Chester 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: None

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

Legal Description: MAP: 063I, GROUP: A, PARCEL: 007.00

First Tract: Beginning at a stake in the center of the Enville and Leapwood Road; runs thence eastward with said road 9 poles to a stake in Road; runs thence in a northward direction 10 1/2 poles to a stake; thence in a westward direction 9 poles to a stake; thence in a southward direction 10 1/2 poles to the point of beginning.

Second Tract: Beginning at a stake in the center of the Leapwood and Enville Road at the southeast corner of E.T. Colbert's original lot; thence east with said road 14 rods and 12 feet to a stake in the center of said road and R.J. Teuton's west boundary line; thence with said Teuton's line 14 1/2 rods north to the Teuton line; thence with said Teuton's line and F. Maness line west 14 rods and 12 feet to a stake; thence south 18 1/2 rods with F. Maness and E.T. Colbert's original east boundary line to the beginning corner, containing about 1-1/2 acres, more or less.

Third Tract: Beginning at a stake in the drainage ditch of the north side of the Enville and Leapwood Road; runs thence west with said ditch 13.2 rods to a stake in said ditch; thence north with E.T. Colbert's east boundary line 12.4 rods to a stake; thence eastward 13.6 rods to a stake; thence south 11.6 rods to the beginning corner, containing 1 acre, more or less.

MAP: 063I, GROUP: A, PARCEL: 006.01

BEGINNING at a fence post in the north right of way line of the Enville-Leapwood black topped road, this point being the northeast corner of Hunter's tract of land; runs thence with old fence, north 77° west 131 feet to a corner fence post, this point being a southeast corner of Finley's tract of land; runs thence with old fence north 162 feet to a cedar tree in fence; runs thence with fence north 35° east 73 feet to a large stump, a corner of fence; runs thence south 87° east 119 feet to a large white oak tree, a southeast corner of the Finley tract of land; runs thence with old fence and on the east side of the old road part of the way north 14° west 985 feet to a white oak tree in corner of fences, and in the south boundary line of Weatherington's tract of land; runs thence with old fence east 607 feet to a corner fence post; runs thence with old fence south 17° east 627 feet to a stake, the northeast corner of Durbin's lot; runs thence with the north boundary line of Durbin's lot south 57° west 170 feet to a point in center of ditch; runs thence with center of ditch, south 24° east 170 feet to a point in center of ditch, and in the north right of way line of the Enville-Leapwood black topped road; runs thence with the north right of way of said road, south 63° west 260 feet; runs thence south 50° west 366 feet to the point of beginning, containing 14 acres, more or less. (Description according to prior deed.)

Being the same property conveyed to James E. Enderton and wife, Carrie J. Enderton by deed of Brenda Gail Essary, Rhonda Elaine Pickens, Kendall Clark Durbin, Connie Renee Neisler and Scarlett Patrice Henley dated December 13, 2021 and recorded in Record Book 485, page 407 in the Register's Office of Chester County, Tennessee.

INCLUDED IN THE ABOVE-DESCRIBED REAL PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS OF REAL PROPERTY PREVIOUSLY CONVEYED BY THE GRANTORS HEREIN:

EXCLUSION ONE: BEGINNING on an iron rod in the northern right of way line of Enville-Leapwood black topped road and in the center of a small black topped road, this point being located north 52° and 14 minutes east 221 feet from a south corner of Durbin's tract of land; runs thence leaving road and running on the western side of a small ditch, north 43 minutes east 209.46 feet; north 44° east 90.35 feet; north 16° and 35 minutes east 147.43 feet to a large hickory tree; runs thence north 73° and 28 minutes east 47.36 feet to an iron pipe; runs thence south 1° and 47 minutes east 303.50 feet to an iron pipe in the

northern right of way line of Enville-Leapwood black topped road; runs thence with the northern right of way line of said black topped road, south 52° and 14 minutes west 205.48 feet to the point of beginning, containing 0.955 acre, more or less.

This being the identical real property conveyed to Dale Rowland and wife, Lola Rowland from Bobby Durbin and wife, Gail Durbin by Warranty Deed dated October 2, 1985 of record in Deed Book 79, page 592 of the Register's Office of Chester County, Tennessee.

EXCLUSION TWO: Beginning on a fence post in the north right of way line of the Enville-Leapwood black topped road, this point being the northeast corner of Hunter's tract of land; runs thence with the old fence north 77° west 131 feet to a corner fence post, this point being a southeast corner of grantee's tract of land; runs thence with old fence north 162 feet to a cedar tree in a fence; runs thence with the fence north 35° east 73 feet to a large stump, a corner of fence; runs thence south 87° east 119 feet fence to a large white oak tree, a southeast corner of grantee; runs thence with old fence and on the east side of old road part of the way north 14° west about 280 feet to a point in the fence and old road at an oak tree; runs thence in a southeastern direction with the middle of the road about 420 feet to a stake in the north right of way line of the Enville-Leapwood black topped road; runs thence with the right of way line of said road south 50° west about 217 feet to the place of beginning.

This being the identical real property conveyed to Wanda Jean Finley from Bobby M. Durbin an wife, Gail Durbin by Warranty Deed dated March 3, 1986 of record in Deed Book 81, page 643 of the Register's Office of Chester County, Tennessee.

Street Address: The street address of the property is believed to be 170 Leapwood Drive, Enville, TN 38332, 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.

The last deed of record being a Warranty Deed recorded 12/15/2021 in Record Book 485, Page 407 in the Register's Office for Chester County, TN.

Map/Parcel Number: 063I A 007.00; 063I A 006.01

Current owner(s) of Record: JAMES E. ENDERTON and CARRIE J. ENDERTON

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.

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