

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on March 3, 2026, at or about 11:00 AM, local time, at the Hardin County Courthouse, 465 Main Street, Savannah, TN , TN 37857, pursuant to the Deed of Trust executed by Scott Follansbee and Erin L Follansbee, husband and wife, to Creasy & Jones, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Preferred Plus Financial Corporation dated April 1, 2021, and recorded on April 7, 2021, in Book 761, Page 749, Instrument No. 153529, in the Register's Office for Hardin County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hardin 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: Nationstar Mortgage, LLC

Other interested parties: None

The hereinafter described real property located in Hardin 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. 12A in Fort Apache Subdivision a plat or plan of said subdivision being of record in Plat Cabinet 6, Slide 109, in the Register's Office of Hardin County, Tennessee and reference is here made to said plat and to the cabinet and slide where recorded for a more complete and accurate description of said Lot No. 12A the description, location, and designation as there given and shown is incorporated herein by this reference thereto as fully and to the same extent as if copied in full herein.

This being the same property conveyed to Scott Follansbee and wife, Erin L. Follansbee by deed of Bryan C. Caldwell and wife, Amanda L. M. Caldwell dated April 1, 2021 of record in Record Book 761, page 746 in the Register's Office of Hardin County, Tennessee.

Street Address: The street address of the property is believed to be 55 Navajo Trail, Savannah, TN 38372, 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: 083O-M-012.00

Current owner(s) of Record: Scott Follansbee and Erin L. Follansbee

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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