

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on March 24, 2026, at or about 11:00 AM, local time, at the south door of the Henderson County Courthouse, 17 Monroe Avenue, Lexington, TN 38351, pursuant to the Deed of Trust executed by Thomas A. Jefferson, II, unmarried man, to Susan Voss, as Trustee for Regions Bank d/b/a Regions Mortgage dated March 2, 2018, recorded on March 5, 2018, in Book 606, Page 61, Instrument No. 98698, and as corrected by Affidavit of Scrivener's Error recorded on January 22, 2024, in Book 140, Page 447, in the Register's Office for Henderson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Henderson 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: Regions Bank

Other interested parties: Estate/Unknown Heirs of Thomas Jefferson II; Paula Rene Jefferson

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

Legal Description: TRACT I

Beginning on a stake in the Southeast margin of the right of way of the new location of Tennessee State Highway #22, also known as South Broad Street, the same being a point 40 feet from the center line of said highway and being a point which bears South 43 ½ degrees West 68 feet from the common corner of the Mrs. Roy Bailey lot and the Mrs. Clem Arnold lot, said common corner being the West corner of the Bailey lot and the North corner of the Arnold lot; runs thence South 46-3/4 degrees East with the line of the Arnold lot 76 feet to a stake in the Northwest line of the Amis lot; thence with the Amis lot South 43 ½ degrees West 69 feet to a point in the Northeast margin of an alley at the West corner of a small brick building; thence with the margin of said alley North 46-3/4 degrees West 76.1 feet to the Southeast margin of the right of way of State Highway #22; thence with the right of way of said Highway, also known as South Broad Street, North 43 ½ degrees East 69 feet to the point of beginning, bearings herein magnetic as of Sept. 27, 1951.

TRACT II

BEGINNING on a stake in the East margin of South Broad Street, this point being a Northwest corner of a lot in the name of William E. Arnold, Jr.; runs thence with the East margin of South Broad Street North 43-1/2 deg. East 3 feet to a stake; runs thence parallel with the North margin of William E. Arnold Jr.'s lot South 46-3/4 deg. East 76 feet to a stake; thence South 43-1/2 deg. West 3 feet to a stake in the Northeast corner of William E. Arnold's lot; thence with the East line of William E. Arnold Jr's lot North 46-3/4 deg. West 76 feet to the point of beginning.

Being the same property conveyed to Thomas A. Jefferson, II by Beth Arnold Lee by Warranty Deed executed March 2, 2018 and of record in Deed Book 275, page 413 in the Register's Office of Henderson County, Tennessee.

Street Address: The street address of the property is believed to be 85 South Broad Street, Lexington, TN 38351, 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: 082P A 009.00

Current owner(s) of Record: Thomas A. Jefferson, II

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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