

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

Sale at public auction will be on February 10, 2026, at or about 11:00 AM, local time, at the north door of the Giles County Courthouse, 1 Public Square, Pulaski, TN 38478, pursuant to the Deed of Trust executed by Linda F. Jones, a single woman, to Realeo, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Royal United Mortgage LLC dated November 15, 2024, and recorded on December 2, 2024, in Book DT670, Page 340, Instrument No. 24150711, in the Register's Office for Giles County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Giles 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 Giles County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: The following described real estate in Giles County, State of Tennessee, to wit:

A certain tract of land located in the 15th Civil District of Giles County, Tennessee, and in the corporate limits of the Town of Lynnville and more particularly described as follows:

Being Lot #5 of the Long Subdivision to the Town of Lynnville as shown of record in Plat Cabinet 1, Envelope 107B (F/K/A Plat Book 3, Page 14), Register's Office of Giles County, Tennessee, to which reference is here made for a more detailed description of the same.

Subject to building set back lines, easements, etc. on recorded plat of long subdivision of record in Plat Cabinet 1, Envelope 107B (F/K/A Plat Book 3, Page 14), Register's Office of Giles County, Tennessee.

Parcel ID: 026C - C - 202.00 - 000

The last deed of record is a Warranty Deed recorded 09/16/2024 in Book D408, Page 331, in the Register of Deeds Office for Giles County, TN.

Street Address: The street address of the property is believed to be 194 Long Street, Lynnville, TN 38472, 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: 026C C 020.00

Current owner(s) of Record: Linda F. Jones

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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