

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on February 17, 2026, at or about 10:00 AM, local time, at the Sumner County Courthouse, 155 East Main Street, Gallatin, TN 37066, pursuant to the Deed of Trust executed by Amanda Pruett, single woman, to Donald Eden II, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Eustis Mortgage Corp., dba Prosperity Mortgage Advisors, its successors and assigns dated October 21, 2021, and recorded on October 25, 2021, in Book 5758, Page 417, Instrument No. 1388063, and as corrected by Attorney Affidavit recorded in Book 6653, Page 350, in the Register's Office for Sumner County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Sumner 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: Planet Home Lending, LLC

Other interested parties: None

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

Legal Description: THE PROPERTY DESCRIBED HEREIN IS LOCATED IN THE 16TH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE, SITUATED ON THE SOUTH SIDE OF OLD WESTMORELAND ROAD APPROXIMATELY 420 FEET WEST OF THE INTERSECTION WITH GRANDVIEW AVENUE, BEING JOB NUMBER 31088TB AS DESCRIBED BY A SURVEY PERFORMED BY RICHARD D. GRAVES, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 1628, ON THE 25TH DAY OF JUNE, 2021 IN DETAIL AS FOLLOWS:

BEGINNING ON A HALF INCH IRON RE-BAR SET JUST SOUTH OF UTILITY ROAD ON THE SOUTH RIGHT-OF-WAY OF OLD WESTMORELAND ROAD, BEING SET 20 FEET FROM THE CENTER OF SAID ROAD, NORTHEAST CORNER OF BRENT AUSBROOKS, ET UX (R.B. 2298 P. 112) AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE RUNNING WITH THE SOUTH RIGHT-OF WAY OF OLD WESTMORELAND ROAD, S 88 DEGREES 11 MINUTES 23 SECONDS E 67.00 FEET TO A HALF INCH IRON RE-BAR SET ON THE SOUTH RIGHT-OF-WAY OF OLD WESTMORELAND ROAD, BEING SET 20 FEET FROM THE CENTER OF SAID ROAD, NORTHWEST CORNER OF CARL POOLE (R.B. 2874 P. 435); THENCE LEAVING THE ROAD AND RUNNING WITH THE WEST LINE OF POOLE (S 09 DEGREES 35 MINUTES 07 SECONDS W 177.65 FEET TO A HALF INCH IRON RE-BAR SET IN THE LINE OF ROBERT COLLINS (R.B. 4681, P. 590), CORNER OF POOLE; THENCE RUNNING WITH THE LINE OF COLLINS, N 89 DEGREES 29 MINUTES 14 SECONDS W 54.20 FEET TO A HALF INCH IRON RE-BAR SET BY A UTILITY POLE AND AN UNDERGROUND CABLE PEDESTAL IN THE LINE OF AUSBROOKS, CORNER OF COLLINS; THENCE RUNNING WITH THE LINE OF AUSBROOKS N 05 DEGREES 25 MINUTES 56 SECONDS E 177.60 FEET TO THE BEGINNING, CONTAINING 10,691.8 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO AMANDA PRUETT, SINGLE WOMAN, BY WARRANTY DEED FROM EDWARD ALAN BRADY, LLC, DATED OCTOBER 21, 2021, AND FILED OF RECORD IN RECORD BOOK 5758 PAGE 415 REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 125 Old Westmoreland Road, Portland, TN 37148, 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: 033G G 008.00

Current owner(s) of Record: Amanda Pruett

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