

## SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on February 24, 2026, at or about 11:00 AM, local time, at the north door of the Henry County Courthouse, 101 West Washington Street, Paris, TN 38242, pursuant to the Deed of Trust executed by May N. Starks, to Thomas G. McCroskey, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for GoodLeap, LLC, its successors and assigns dated September 1, 2022, and recorded September 9, 2022, in Book 604, Page 596, Instrument No. 166669, in the Register's Office for Henry County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Henry 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: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Other interested parties: Department of the Treasury - Internal Revenue Service

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

Legal Description: The Land referred to herein below is situated in the County of Henry, State of TN, and is described as follows:

The following described real estate, situated in Paris, in the County of Henry, State of Tennessee, and being more particularly described as follows:

Being shown as Lot No. 1 on the Aubrey Knott Minor Subdivision, a plat of record in Plat Cabinet D, Slide 116, in the Register's Office of Henry County, Tennessee.

Beginning at a found iron pin, in the East margin of Caledonia Street, the Southwest corner of Tharpe, Deed Book 218, Page 721; runs thence with the South Line of Tharpe, North 88 degrees 39 minutes 23 seconds East, 218.00 Feet to a found iron pin, being the Southeast corner of Tharpe; thence with a severance Line, South 01 degrees 00 minutes 17 seconds East, 75.73 Feet to a set iron pin in the North Line of Knott, Deed Book 215, Page 697; thence with the North Line of Knott, South 86 degrees 21 minutes 07 seconds West, 218.23 feet to a found iron pin in the East margin of Caledonia Street; thence with the East margin of Caledonia Street, North 01 degrees 00 minutes 17 seconds West, 84.50 feet to the point of Beginning and containing 0.40 acres more or less. Bearings are based on record Plat of Routon Addition, Deed Book 17, Page 63, in the Register's Office of Henry County, Tennessee. According to survey and description of Vonda Bozarth Harpole, R.L.S. Tennessee Reg. No. 1948, of L.I. Smith and Associates, Inc., 302 N. Caldwell Street, Paris, TN 38242, Dated July 31, 2000.

Being the same property as conveyed from Jerry G. Starks to May N. Starks as set forth in Deed Book 421 Page 624 dated 06/23/2015, recorded 06/23/2015, Henry County, Tennessee.

Street Address: The street address of the property is believed to be 715 Caledonia Street, Paris, TN 38242, 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: 105E A 008.00 000

Current owner(s) of Record: May N. Starks

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.

**FURTHERMORE, THIS SALE SHALL SPECIFICALLY BE SUBJECT TO THE RIGHT OF REDEMPTION BY THE UNITED STATES OF AMERICA, PURSUANT TO 26 U.S.C. 7425(d)(1) BY REASON OF THE FOLLOWING TAX LIEN(S) OF RECORD IN BOOK 328, PAGE 813, OF THE REGISTER'S OFFICE OF HENRY COUNTY, TENNESSEE. NOTICE OF THE SALE HAS BEEN GIVEN TO THE UNITED STATES OF AMERICA IN ACCORDANCE WITH 26 U.S.C. 7425(b).**

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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