

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on January 5, 2026, at or about 2:00 PM, local time, at the east door of the Fentress County Courthouse, 101 Main Street, Jamestown, TN 38556, pursuant to the Deed of Trust executed by Marilyn LaRue Stephens, an unmarried woman, to Charles E Tonkin, II, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Mortgage Investors Group dated January 23, 2024, and recorded on January 29, 2024, in Book 392, Page 750, Instrument No. 24000254, in the Register's Office for Fentress County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Fentress 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: Amelia Rachelle Stephens; Ashburn Scott Stephens; Estate/Unknown Heirs of Marilyn L Stephens

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

Legal Description: Lying and being in the Fourth Civil District of Fentress County, Tennessee, approximately 11.36 miles south of the Courthouse in Jamestown by way of U.S. Highway 127 South approximately 11.4 miles to the Banner Roslin Road; thence East on the Banner Roslin Road a distance of approximately 2.7 miles to the junction with Banner Springs Road; thence north on the Banner Springs Road a distance of approximately 4500 feet and beginning at an iron pin set in the East margin of Banner Springs Road said point being the northwest corner of the lands of Timothy Atkinson; thence continuing with the East margin of said road north 01° 20' East 32.85 feet to a stake; thence north 03° 21' West 162.76 feet to an iron pin set in the East margin of the Banner Springs Road and in the south margin of the Mt. Gilead Road; thence leaving the Banner Springs Road and running with the south margin of the Mt. Gilead Road north 77° 06' East 132.09 feet to a wood fence post said point being in the south line of the lands of the Mt. Gilead Church; thence leaving said road and running with the south line of the Church property south 77° 27' East 202.89 feet to an iron pin set in the West line of the lands of Jerry Crisp; thence leaving the church property and running with the lands of Crisp south 06° 11' West 189.11 feet to an iron pin; thence south 77° 43' East 130.95 feet to an iron pin; thence south 11° 22' West 45.06 feet to an iron pin set in the north line of Atkinson; thence leaving the lands of Crisp and running with the north line of Atkinson north 79° 14' West 424.21 feet to the point of beginning and containing 1.81 acres, more or less, as shown by plat by Foy Survey Company, Rodney W. Foy, TRLS #730, Drawing #5083.

Being the remainder of the Otis and Clella LaRue Property, recorded in Deed Book G-4, Page 21, in the Register's Office of Fentress County, Tennessee.

For further source of title see the Will of Clella LaRue wherein she left said property to Charles F. LaRue, July I. LaRue Poore, Marilyn M. LaRue Stephens, Norman C. LaRue, Nolan O. LaRue, and Myrian T. LaRue Crisp, recorded in Book 118, Page 798, in the Register's Office of Fentress County, Tennessee.

Being the same property conveyed in the General Warranty Deed from Charles F. LaRue, July I. LaRue Poore, Marilyn M. LaRue Stephens, Norman C. LaRue, Nolan O. LaRue, and Myrian T. LaRue Crisp, the heirs of Clella LaRue, unto Shane LaRue, recorded September 20, 2007, in Book 128, page 802, of the Register's Office for Fentress County, Tennessee.

Being the same property conveyed in the General Warranty Deed from Shane Larue unto Joe Larue and wife, Jo Blan Larue, Trustees of the Joe Larue and Jo Blan Larue Revocable Living Trust, recorded May 5, 2011 in Record Book 185, Page 833, in the Register's Office for Fentress County, Tennessee.

The previous and last conveyance being a Quitclaim Deed from Joe Larue and wife, Jo Blan Larue, Trustees of the Joe Larue and Jo Blan Larue Revocable Living Trust, unto Marilyn Stephens, recorded May 31, 2011 in Record Book 186, Page 750, in the Register's Office of Fentress County, Tennessee.

Tax Map 129, Parcel 20.00

Street Address: The street address of the property is believed to be 3179 Banner Springs Road, Jamestown, TN 38556, 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: 129-020.00

Current owner(s) of Record: Marilyn Stephens

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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