

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on October 30, 2025, 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 Mario A Ticas and Victoria Ticas, a husband and wife, to Charles E Tonkin, II, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Mortgage Investors Group dated June 7, 2024, and recorded on June 17, 2024, in Book 6383, Page 186, Instrument No. 1484103, 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: Mortgage Investors Group

Other interested parties: Mortgage Electronic Registration Systems, Inc., solely as nominee for Mortgage Investors Group

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: Certain real property situate in the 13th Civil District of Sumner County, Tennessee, and described as follows, to-wit:

Beginning on an iron pin in the east edge of Brackentown Road, the same being the southwest corner of the within described property, to Martin, and running thence in an easterly direction with the north boundary line of Martin 250 feet to an iron pin; thence in a northerly direction with the west boundary line of Howard and Cline 250 feet to an iron pin; thence westerly direction with the south boundary line of Howard and Cline 228 feet to an iron pin in the east edge of said Brackentown Road right-of-way; thence in southerly direction with said road right-of-way 250 feet to the place of beginning and containing an estimated 1.37 acres more or less.

Being the same property conveyed to Mario A. Ticas and Victoria Ticas, by Warranty Deed from Bryce A. Chandlert, dated June 7, 2024, and filed of record in Record Book 6383, Page 184, Register's Office for Sumner County, Tennessee.

Street Address: The street address of the property is believed to be 504 Highland Road, Westmoreland, TN 37186, 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: 083012 02902

Current owner(s) of Record: Mario A. Ticas and Victoria Ticas

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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