

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 25, 2025, at or about 2:00 PM, local time, at the east courthouse door of the Carroll County Courthouse, 99 Court Street, Huntingdon, TN 38344, pursuant to the Deed of Trust executed by Sharon D Teague, single & Marvin Gordon, single, to Craig R. Allen, as Trustee for Jim Walter Homes, Inc. dated December 22, 2000, recorded in Book 467, Page 821, as re-recorded in Book 472, Page 976, and as corrected by Attorney's Affidavit recorded in Warranty Deed Book 421, Page 625, in the Register's Office for Carroll County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Carroll 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: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X

Other interested parties: Estate/Unknown Heirs of Marvin Gordon; Lucian Kee; Sharon Gordon fka Sharon D Teague

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

Legal Description: PARCEL ONE:

SITUATE IN THE 15TH CIVIL DISTRICT OF CARROLL COUNTY, TENNESSEE, AND BEING A 4.741 ACRE TRACT OF LAND LOCATED ON THE EAST & WEST SIDES OF BLUE LANE IN HUNTINGDON, BEING ALL OF TAX MAP 86 PARCEL 44.02 BELONGING TO MARVIN GORDON AS DESCRIBED IN DEED BOOK 307, PAGE 25 IN THE REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER OF A 4.0' DIAMETER CORRUGATED METAL PIPE RUNNING EAST AND WEST UNDER THE EXISTING PAVEMENT OF BLUE LANE AND THE CENTERLINE OF SAID LANE; THENCE ON A STRAIGHT LINE CALL: N 00°54'33" E , 242.58' TO A FOUND, BENT 3/8" IRON PIN IN THE SOUTH LINE OF KATRINA JACKSON (DEED BOOK 388, PAGE 381) BEING AN INTERIOR NORTHWEST CORNER OF BUD WEBB (DEED BOOK 56, PAGE 578), THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, AND THE POINT OF BEGINNING; THENCE DEPARTING FROM THE SOUTH LINE OF JACKSON S 08°49'57" W, PASSING THROUGH AFOREMENTIONED LANE 691.84' TO A SET COTTON PICKER SPINDLE IN SAID EXISTING CENTERLINE BEING THE SOUTHEAST CORNER OF THE SUBJECT TRACT; THENCE GENERALLY WITH AFORESAID LANE CENTERLINE THE FOLLOWING TWO CALLS: N 66°45'56" W, 54.80' TO AN UNMARKED POINT OF CURVATURE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 153.20', A RADIUS OF 119.94', A CHORD BEARING OF N 30°45'31" W, A CHORD LENGTH OF 143.00', TO AN UNMARKED POINT; THENCE LEAVING SAID LANE AND CROSSING OVER A GRAVELED DRIVE N 08°49'57" E, 227.00' TO A SET 5/8" IRON PIN WITH A RED PLASTIC CAP STAMPED "KENDALL TN3297 KY4482" BEING AN INTERMEDIATE NORTHEAST CORNER OF WEBB AS WELL AS AN INTERIOR CORNER OF THE SUBJECT TRACT; THENCE N 85°53'19" W, 341.30' TO A SET IRON PIN BEING AN INTERIOR CORNER OF WEBB AND THE WESTERNMOST SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N 08°49'57" E, 329.11' TO A SET IRON PIN IN OLD FENCE REMNANTS (SOUTH OF A NEWER, MEANDERING FENCELINE) IN THE SOUTH LINE OF JACKSON BEING A NORTHEAST CORNER OF WEBB AND THE NORTHWEST CORNER OF THE SUBJECT TRACT; THENCE WITH THE SOUTH LINE OF JACKSON RUNNING WITH SAID OLD FENCE REMNANTS S 85°53'19" E, 486.00' TO THE TRUE POINT OF BEGINNING ENCOMPASSING AN AREA CONTAINING 4.741 ACRES, MORE OR LESS, ACCORDING TO A SURVEY REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM BY BENJAMIN C. KENDALL TN RLS 3297 ON AUGUST 19, 2024, KENDALL SURVEYING, 543 MORAN ROAD DRESDEN, TN 38225.

ALL PINS REFERENCED AS SET ARE 5/8" X 18" REBAR WITH A RED CAP STAMPED "KENDALL TN3297 KY4482".

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO ALL ROAD, DRAINAGE, ELECTRIC, UTILITY, AND ANY OTHER EXISTING EASEMENTS NOT HEREIN DESCRIBED.

This being the same property conveyed to Marvin Gordon by Deed dated November 2, 2000, and recorded in Deed Book 307 at page 25 in the Register's Office of Carroll County, Tennessee.

PARCEL TWO:

SITUATE IN THE 15TH CIVIL DISTRICT OF CARROLL COUNTY, TENNESSEE, AND BEING A 4.995 ACRE TRACT OF LAND LOCATED SOUTH OF BLUE LANE IN HUNTINGDON, BEING A PART OF TAX MAP 86 PARCEL 45.00 BELONGING TO MARVIN GORDON AS DESCRIBED IN DEED BOOK 410, PAGE 884 & TRUST DEED BOOK 472, PAGE 979 IN THE REGISTER'S OFFICE OF CARROLL COUNTY, TENNESSEE, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND, LEANING CEDAR FENCE CORNER POST BEING THE SOUTHWEST CORNER OF MARVIN GORDON (DEED BOOK 410, PAGE 884); THENCE WITH THE WEST LINE OF MARVIN GORDON NORTH 06 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF 362.55 FEET TO A FOUND 5/8 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "HALL RLS 943" LYING IN THE EAST LINE OF JERRY ROBINSON ET UX (DEED BOOK 337, PAGE 277) BEING THE WESTERNMOST NORTHWEST CORNER OF MARVIN GORDON, THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, AND THE POINT OF BEGINNING; THENCE WITH THE EAST LINES OF ROBINSON, ANOTHER TRACT OWNED BY JERRY ROBINSON ET UX (DEED BOOK 405, PAGE 151), AND PAUL WILLIAMS ET UX (DEED BOOK 308, PAGE 369) NORTH 06 DEGREES 07 MINUTES 42 SECONDS EAST, A DISTANCE OF 726.48 FEET TO A FOUND 5/8 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "HALL RLS 943" LYING IN THE EAST LINE OF WILLIAMS BEING THE WESTERNMOST SOUTHWEST CORNER OF FRANNIE MOORE (DEED BOOK 238, PAGE 407) AND THE NORTHWEST CORNER OF THE SUBJECT TRACT; THENCE WITH THE SOUTH LINE OF MOORE SOUTH 81 DEGREES 21 MINUTES 11 SECONDS EAST, A DISTANCE OF 299.79 FEET TO A FOUND 5/8 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "HALL RLS 943" BEING THE NORTHWEST CORNER OF MARVIN GORDON AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE WITH THE WEST LINE OF MARVIN GORDON SOUTH 06 DEGREES 07 MINUTES 49 SECONDS WEST, A DISTANCE OF 726.46 FEET TO A FOUND 5/8 INCH IRON PIN BEING AN INTERIOR CORNER OF MARVIN GORDON AND THE SOUTHEAST CORNER OF THE SUBJECT TRACT; THENCE WITH AN INNER NORTH LINE OF GORDON NORTH 81 DEGREES 21 MINUTES 27 SECONDS WEST, A DISTANCE OF 299.76 FEET TO THE TRUE POINT OF BEGINNING ENCOMPASSING AN AREA CONTAINING 4.995 ACRES, MORE OR LESS, ACCORDING TO A SURVEY REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM BY BENJAMIN C. KENDALL TN RLS 3297 ON APRIL 15, 2025, KENDALL SURVEYING, 543 MORAN ROAD DRESDEN, TN 38225.

ALL PINS REFERENCED AS SET ARE 5/8" X 18" REBAR WITH A RED CAP STAMPED "KENDALL TN3297 KY4482".

THE ABOVE-DESCRIBED TRACT HAS NO ROAD FRONTAGE AND IS SUBJECT TO ALL ROAD, DRAINAGE, ELECTRIC, UTILITY, AND ANY OTHER EXISTING EASEMENTS NOT HEREIN DESCRIBED.

This being the same property conveyed to Sharon D. Teague and Marvin Gordon from James Gordon by Deed dated February 9, 2001, and recorded in Book 472 at page 979 in the Register's Office of Carroll County, Tennessee.

See Order Allowing Redemption recorded 07/20/2023 in Warranty Deed Book 410, Page 884, in the Register's Office of Carroll County, Tennessee.

Street Address: The street address of the property is believed to be 662 Blue Lane, Huntingdon, TN 38344, 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: 086 044.02 000 and 086 045.00 000

Current owner(s) of Record: Marvin Gordon

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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