

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 18, 2025, at or about 2:00 PM, local time, at the east entrance, inside the lobby of the main floor of the Sumner County Courthouse, 155 East Main Street, Gallatin, TN 37066, pursuant to the Deed of Trust executed by TIMOTHY H. WIX AND WIFE, FRANCIS A. WIX, to MICHAEL I. MOSSMAN, ESQ., as Trustee for BANK ONE, NA dated October 23, 2002, recorded in Record Book 1579, Page 340, and re-recorded in Record Book 1613, Page 863, 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: Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BO1

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: A certain tract or parcel of land located in Sumner County, Tennessee, described as follows to-wit:

BEGINNING 661.24 feet, more or less, from the centerline of U.S. 31E and in the north right-of-way of Alexander Lane at an iron pin beside a corner fence post; thence with the North side of said lane, South 85 degrees East 160.0 feet, more or less, to a steel fence post; thence leaving the right-of-way and running with Beasley's remaining property North 8 degrees East 272.25 feet, more or less, to a steel fence post; thence North 85 degrees West 160 feet, more or less, to a steel fence post; thence with the fence South 8 degrees West 272.25 feet to the point of beginning, containing 1.0 acre, more or less according to survey made by P.I. Canter, Tennessee Licensed Surveyor #960. "Together with water line easement appurtenant thereto as described in Deed Book 475, page 712."

Being the same property conveyed to Timothy H. Wix and wife, Frances A. Wix from Judy Dianne Wix Edwards, Deborah Kay Wix Chenoweth, and Timothy Howard Wix, Heirs at Law of Ethelene Wix, by Warranty Deed dated November 27th, 1992 and recorded November 30th, 1992 in Book 294, page 615, Register's Office for Sumner County. Said property was conveyed to Billy H. Wix and wife, Ethelene Wix. The said Billy H. Wix died 2/11/86 per Affidavit in Deed Book 521, page 162. The said Ethelene Wix died 12/13/91, Probate No. 92P-56. Affidavit of Heirship in Record Book 278, page 403, establishes that Judy Dianne Wix Edwards, Deborah Kay Wix Chenoweth, and Timothy Howard Wix are the only heirs of Ethelene Wix.

This conveyance is subject to Easements of record in Deed Book 475, page 712, Register's Office for Sumner County.

Street Address: The street address of the property is believed to be 117 Alexander Lane, Bethpage, TN 37022, 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: 083-029.03-000

Current owner(s) of Record: TIMOTHY H. WIX AND FRANCES A. WIX

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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