

## **SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Sale at public auction will be on December 4, 2025, at or about 12:00 PM, local time, at the front entrance of the Washington County Courthouse, 100 East Main Street, Jonesborough, TN 37659, pursuant to the Deed of Trust executed by Samuel D Taylor and Dianna M Taylor, husband and wife, and Jennifer Joann Braswell, a single woman, as joint tenants with rights of survivorship, to Real Estate Settlement Services, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for MLD Mortgage, Inc. dated January 30, 2023, and recorded in Book 1122, Page 26, in the Register's Office for Washington County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Washington 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: Planet Home Lending, LLC

Other interested parties: None

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

Legal Description: All the following described real estate, to wit:

Beginning at an iron pin in the Northeasterly side of Hartman Drive corner to Lots 4 and 5 in Block B of the Davey Crockett subdivision, Section 2; thence North 54 degrees 23 minutes East 122.64 feet to an iron pin in the line of Lot 6; thence South 45 degrees East 138 feet to an iron pin; thence South 45 degrees West 130 feet to an iron pin in the Northeasterly side of Hartman Drive; thence along said side of said drive North 45 degrees West 86 feet to an iron pin; thence continuing along said side of said drive as it curves to the North an arc distance of 75 feet to the point of beginning; and, being a greater portion of Lot 5 and the Northwesterly 40 feet of Lot 7 in Block B of the Davey Crockett Subdivision, Section 2, as shown by map or plat of said subdivision of record in the Register's Office for Washington County, Tennessee, in Plat Book 6, Page 50, to which reference is here made for a full and complete description of said lot.

The last deed of record is a Quitclaim Deed recorded at Roll 1122, Image 23, in the Register's Office for Washington County, TN.

Street Address: The street address of the property is believed to be 170 Hartman Drive, Jonesborough, TN 37659, 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: 067F-A-031.00

Current owner(s) of Record: Samuel D. Taylor, Dianna M. Taylor, and Jennifer Joann Braswell

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](http://CapitalCityPostings.com).

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