

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 3, 2025, at or about 2:00 PM, local time, at the east door of the Lawrence County Courthouse, 240 West Gains Street, Lawrenceburg, TN 38464, pursuant to the Deed of Trust executed by Janie Corbin aka Emily Corbin, an unmarried woman, to Linda S. Harris, as Trustee for ABN AMRO Mortgage Group, Inc dated January 10, 2003, and recorded in Book 104, Page 592, in the Register's Office for Lawrence County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Lawrence 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: NewRez LLC dba Shellpoint Mortgage Servicing

Other interested parties: Portfolio Recovery Associates, LLC

The hereinafter described real property located in Lawrence 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 of land lying in the 3rd Civil District of Lawrence County, Tennessee on the east side of the Steadman Road, approximately 1/2 mile south of the Bethel Church and being more fully described as follows:

Beginning at a PK nail in the center of the Steadman Road, the southwest corner of the tract of which this is a part; thence with the centerline of said road as follows: N 00 deg 30'08" E 82.11 feet; and N 08 deg 25'42" E 123.02 feet; and N 11 deg 40'21" E 100.00 feet to a PK nail, the northwest corner of this tract; thence leaving said road S 89 deg 04'11" E 127.27 feet to an iron rod in Wayne Hughes' west boundary line fence, and the northeast corner of this tract; thence with said west boundary line S 16 deg 12'49" W 320.80 feet to a fence corner, the southeast corner of this tract; thence N 83 deg 45'25" W 77.11 feet to the point of beginning and containing 0.76 acres be it the same, more or less, by survey made by Ernest S. Van Hoozer, TRLS #1484, dated 7/16/93.

Being the same property conveyed to Janie Corbin by deed from JF Huntley, Jr and wife Annie Belle Huntley dated 4/18/94 of record in Book 273, page 656, Register's Office for Lawrence County, Tennessee.

Street Address: The street address of the property is believed to be 498 Revilo Road, Leoma, TN 38468, 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: 45-001.02-000

Current owner(s) of Record: Janie Corbin

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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