

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 13, 2025, at or about 11:00 AM, local time, at the south door of the Franklin County Courthouse, 1 South Jefferson Street, Winchester, TN 37398, pursuant to the Deed of Trust executed by Tony Eugene Cannon Jr., Unmarried Man, to Wilburn J. Evans, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for FirstBank dated November 30, 2021, and recorded in Book T1420, Page 220, in the Register's Office for Franklin County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Franklin 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: FirstBank

Other interested parties: None

The hereinafter described real property located in Franklin 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 the 9th Civil District of Franklin County, Tennessee, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the Southwest corner of the tract herein described and being in the Easterly edge of Gum Creek Road; thence traveling along the Easterly edge of Gum Creek Road North 04 deg. 35 min. East 140.82 feet to an iron pin, the same being the Northwest corner of the tract herein described; thence leaving Gum Creek Road and traveling South 88 deg. 37 min. East 251.12 feet to an iron pin, the same being the Northeast corner of the tract herein described; thence South 06 deg. 03 deg. West 141.07 feet to an iron pipe, the same being the Southeast corner of the tract herein described; thence North 88 deg. 37 min. West 247.50 feet to an iron pin in the edge of Gum Creek Road; being the Point of Beginning, containing .80 acres more or less according to a survey of Franklin M. Partin dated April 28, 1987. The description of this property was taken from the prior deed.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being same property conveyed to Grantor by Deed even date being recorded simultaneously herewith in Deed Book D461 Page 312 Register's Office for said County.

Street Address: The street address of the property is believed to be 2992 Gum Creek Road, Decherd, TN 37324, 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: 027-019.00-000

Current owner(s) of Record: Adrian Chantell Cannon and Tony Eugene Cannon Jr

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.

Padgett Law Group, Substitute Trustee
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com