

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 18, 2026, at or about 10:00 AM, local time, at the Franklin County Courthouse, 1 South Jefferson Street, Winchester, TN 37398, pursuant to the Deed of Trust executed by Newton Gray III, UNMARRIED MAN, to FIDELITY NATIONAL TITLE, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lower, LLC, its successors and assigns, dated March 26, 2025, and recorded in Book T1562, Page 753, Instrument Number 25002027 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: NewRez LLC

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: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRANKLIN, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING TRACT OR PARCEL OF LAND IN THE 17TH CIVIL DISTRICT OF FRANKLIN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 28 AND 29 AS SHOWN ON PLAT OF RECORD IN PLAT ENVELOPE 122B, REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO NEWTON W. GRAY, III FROM WILLIAM DREW GRAY AND RECORDED ON JUNE 13, 2023 IN BOOK: D476 AND PAGE: 742 INSTRUMENT: 23003612.

Parcel ID: 044D A 029.00 000/ 044D A 02800 000

Property Commonly Known as: 492 Lakeview Street, Estill Springs, TN 37330

Street Address: The street address of the property is believed to be 492 Lakeview Street, Estill Springs, TN 37330, 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: 044D A 028.00 000 and 044D A 029.00 000

Current owner(s) of Record: Newton W. Gray, III

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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