

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on June 30, 2026, at or about 10:00 AM, local time, at the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, pursuant to the Deed of Trust executed by Dewayne Collier, Sr., to Shaun Ramey, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Hometown Equity Mortgage, LLC dated January 26, 2024, and recorded at Instrument Number 20240126-0005625, in the Register's Office for Davidson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Davidson 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: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

Other interested parties: Ingrid Fletcher, Theresa Perkins, Tonya L Bowers, State of Tennessee Department of Revenue; DC Catering; Dewayne Eric Collier

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

Legal Description: Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section Two, Parkwood Estates of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 249 fronts 80.7 feet on the Northwesterly side of Moorewood Drive and extends back 161.5 feet on the Northeasterly line and 158.7 feet on the Southwesterly line to a dead line measuring 52 feet thereon.

Being the same property conveyed to Barbara June Collier by Warranty Deed from Calvin Corbitt and wife Rebecca Corbitt of record in Book 4828, Page 887, Register's Office for Davidson County, Tennessee, dated May 10, 1974 and recorded on June 26, 1974.

The said Barbara June Collier having since died intestate on June 12, 2020, the said property vesting at her death to DeWayne Collier, Sr. as evidenced by Affidavits of Heirship recorded in Instrument No. 20230124-0005299 and 20230124-0005300, Register's Office for Davidson County, Tennessee.

The last deed of record is a Quitclaim Deed recorded 01/26/2024 as Instrument Number 20240126-0005626 in the Register's Office for Davidson County, Tennessee.

Street Address: The street address of the property is believed to be 3219 Moorewood Drive, Nashville, TN 37207, 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: 050 14 0 258.00

Current owner(s) of Record: Dewayne Collier, Sr and Dewayne Collier, 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.

FURTHERMORE, THIS SALE SHALL SPECIFICALLY BE SUBJECT TO THE RIGHT OF REDEMPTION BY THE STATE OF TENNESSEE, PURSUANT TO T.C.A. 67-1-1433 (c)(1) BY REASON OF THE FOLLOWING TAX LIEN(S) OF RECORD IN 20250303-0015348, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NOTICE OF THE SALE HAS BEEN GIVEN TO THE STATE OF TENNESSEE IN ACCORDANCE WITH 67-1-1433 (b)(2).

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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