

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 25, 2026, at or about 10:00 AM, local time, at the front entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, pursuant to the Deed of Trust executed by Ryan Paige, an unmarried man, to Tennessee Nations Title Agency, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nvestor Funding, Inc., its successors and assigns, dated May 29, 2024, and recorded at Instrument Number 20240614-0044698, 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: UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-INV2

Other interested parties: Justin Cutler

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 the westerly 50 feet of Lots Nos. 87 and 88 on the Plan of United Electric Railway Company's Addition of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee.

Said part of Lots 87 and 88 front 50 feet on the northerly side of Sevier Street and runs back between parallel lines with the easterly margin of South 19th Street. 100 feet to a dead line.

Being the same property conveyed to Ryan Paige from Christian N Paige and Peter H. Cho, by Warranty Deed dated 01/04/2023 and recorded 01/05/2023 in Instrument No. 202301050001126, Register's Office of said county.

Being the same property conveyed to Christen N. Paige and Peter H. Cho by Warranty deed from Jeffrey Burke, an unmarried man and Vida C. Wakeman, an unmarried woman of record in Instrument No. 20161025-0112732 Register's Office for Davidson County, Tennessee, dated October 20, 2016 and recorded on October 25, 2016.

Street Address: The street address of the property is believed to be 1901 Sevier Street, Nashville, TN 37206, 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: 094 02 0 202.00

Current owner(s) of Record: Ryan Paige

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. This sale is being conducted subject to the Deed of Trust recorded as 20230105-0001127 in the Office for the Davidson County Register of Deeds on January 5, 2023.

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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