

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 17, 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 Perri E. Dugard Owens, Married, to Old Republic National Title Insurance Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Castle Mortgage Corporation DBA Excelerate Capital, its successors and assigns dated November 30, 2023, and recorded on December 4, 2023, as Instrument No. 202312040093415, 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: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-INV1

Other interested parties: None

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. 27 on the Map of the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the westerly side of Seventh Avenue North, formerly Vine Street, and runs back between lines, 174 feet 11 inches on the southerly line, and 175.6 feet on the northerly line to an alley, on which it measures 50 feet.

Being the same property previously conveyed to Perri E. duGard Owens, married, by virtue of that certain Quit Claim Deed dated April 30, 2007, and being of record at Instrument No. 20070517-0058964 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Campbelle Family Legacy Trust U/T/A dated January 9, 2026, by virtue of Quitclaim Deed dated January 9, 2026, at Instrument No. 20260116-0003941 in the said Register's Office of Davidson County, Tennessee.

Street Address: The street address of the property is believed to be 1318 7th Avenue North, Nashville, TN 37208, 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: 082 09 0 027.00

Current owner(s) of Record: Campbelle Family Legacy Trust u/t/a Dated January 9, 2026

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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