

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 11, 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 Lee O Mollette II, to Providence Title, LLC, as Trustee for CV3 Financial Services, LLC, dated September 16, 2024, and recorded at Instrument Number 20240919-0072700, 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: Citibank, N.A., not in its individual capacity but solely as Trustee of Morgan Stanley Residential Mortgage Loan Trust 2025-NQM2

Other interested parties: HOMES OF 508 36TH AVENUE NORTH HOMEOWNERS ASSOCIATION, INC.

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: The land referred to in this Commitment is described as follows:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 508 36th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180329-0029398, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Molette Property Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gay Lisa Levine Eisen, Trustee under the Will of Sadye D. Fidelholtz, deceased of record in Instrument No. 20061207-0151649 Register's Office for Davidson County, Tennessee, dated December 7, 2006 and recorded on December 7, 2006.

Sadye D. Fidelholtz deceased.

Being a portion of the same property conveyed to Lee Molette, an unmarried man by Quitclaim Deed from Molette Property Group, LLC, a Tennessee limited liability company of record in Instrument No. 20180329-0029399 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on March 29, 2018.

The last deed of record is a Quit Claim Deed recorded 09/19/2024, Instrument No. 20240919-0072699 in the Register of Deeds Office for Davidson County, TN.

Street Address: The street address of the property is believed to be 508 B 36th Avenue North, Nashville, TN 37209, 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: 092 09 3J 001.00

Current owner(s) of Record: Lee O. Molette II

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 202007140076642 in the Office for the Davidson County Register of Deeds on July 14, 2020.

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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