

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on April 15, 2026, at or about 2:00 PM, local time, at the west door of the Crockett County Courthouse, 1 South Bells Street, Alamo, TN 38001, pursuant to the Deed of Trust executed by Adan M Antunez, single man, to Wilburn J. Evans, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FirstBank, its successors and assigns dated July 10, 2020, and recorded in Book 311, Page 321, and at Instrument Number 45340 in the Register's Office for Crockett County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Crockett 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: FirstBank

Other interested parties: None

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

Legal Description:

Land lying and being in Crockett County, Tennessee, and being more particularly described as follows:

Map 82F Group B Parcel 18.00
73 Michael Street, Bells, Tennessee

Lying and being in the 5th Civil District of Crockett County, Tennessee and within the corporate limits of Bells Tennessee, East side of Cypress County blacktop road 1 ½ miles South of its intersection with State Route #20 and being more fully described as follows: BEGINNING at a stake in the center of Michael Street, 286 feet East of its intersection with the center of Cypress Road, the southeast corner of Lot #52 and the southwest corner of the herein described parcel; thence due North with Lot #52; 150 feet to a stake, the southwest corner of Lot #46; thence, North 89 degrees 51 minutes East with Lot #46; 142 feet to a stake, the northwest corner of Lot #50; 150 feet to a stake in the center of Michael Street; thence, South 89 degrees 51 minutes West with Michael Street 142 feet to the point of beginning and containing 0.49 acres. The above is Lot #51, Briarwood Subdivision, and the said description was taken from survey of Jack W Jetton Jr. RLS #216, dated June 18, 1984.

BEING the same real estate conveyed to Adan Antunez by Deed of record in Deed Book 167 page 823, in the Register's Office of Crockett County, Tennessee.

Street Address: The street address of the property is believed to be 73 Michael Street, Bells, TN 38006, 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: 082F-B-018.00

Current owner(s) of Record: Adan Antunez

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.

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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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