

## **SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Sale at public auction will be on May 20, 2026, at or about 2:00 PM, local time, at the main entrance on North Main Street of the Cumberland County Courthouse, 2 North Main Street, Crossville, TN 38555, pursuant to the Deed of Trust executed by Hypolite P. Bodin Jr., an unmarried man, to Charles E. Tonkin, II, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Investors Group, its successors and assigns dated June 15, 2017, and recorded in Book 1503, Page 1936, Instrument Number 17007164, in the Register's Office for Cumberland County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Cumberland 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: NewRez LLC

Other interested parties: Alexander Paul Bodin; Patricia Gum; Michael Patrick Bodin; Estate/Unknown Heirs of Hypolite Bodin Jr

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

Legal Description:

Lying and being in the SECOND CIVIL DISTRICT of Cumberland County, Tennessee, bounded and described as follows:

MAP 054P, GROUP B, PARCEL 014.00

Being Lot No. 14, Block 11, Lancaster Addition of Fairfield Glade as per plat recorded in Plat Book 10, Page 54, Register's Office, Cumberland County, Tennessee.

Subject to the restrictive covenants, limitations, and conditions contained in the Amended and Restated Declaration of Covenants and Restrictions for Fairfield Glade, dated November 5, 1997, of record in Book 1006, Page 1986, Register's Office, Cumberland County, Tennessee.

Less and except oil, gas, and other minerals.

Being the same property conveyed unto Hypolite P. Bodin, Jr., an unmarried person, by virtue of a Warranty Deed dated June 13th, 2017 from David C. Fletcher, a married person and Eileen F. Fletcher, an unmarried person, of record in Book 1503, Page 1932, Register's Office, Cumberland County, Tennessee.

No boundary survey was made at the time of this conveyance and the legal description is not different than the previous deed of record.

Street Address: The street address of the property is believed to be 11 Milnor Circle, Crossville, TN 38558, 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: 054P B 014.00

Current owner(s) of Record: Hypolite P Bodin Jr aka Hypolite Paul Bodin, 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.

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](http://CapitalCityPostings.com).**

Padgett Law Group, Substitute Trustee  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)