

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on June 25, 2026, at or about 11:00 AM, local time, at the front entrance to the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, pursuant to the Deed of Trust executed by Israel Miguel, a single man, to J. Phillip Jones, as Trustee for U.S. Bank, N.A. dated May 6, 2015, and recorded at Instrument No. 20150522 0047352, 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: U.S. BANK NATIONAL ASSOCIATION

Other interested parties: U.S. Bank N.A.

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: BEING Lot No. 107, on the Plan of Apache Hills Subdivision, as shown by plat of record in Book 3842, Page 155, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being designated as Map and Parcel No. 148-15-8.00, on the Maps of the Assessor of Property for Davidson County, Tennessee.

BEING the same property conveyed to Janice W. Lee, an unmarried person, by Warranty Deed from Frank N. Jynch, an unmarried person, dated December 7, 2005 and recorded December 9, 2005, of record in Instrument No. 20051209-0148513, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Asset-Backed Certificates Trust 2005-17, by Trustee's Deed from Arnold M. Weiss, as Trustee, dated April 8, 2014 and recorded April 22, 2014, of record in Instrument No. 20140422-0033603, in the office aforesaid.

THEREAFTER, being the same property conveyed to Doug Lawrence, by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Asset-Backed Certificates Trust 2005-17 dated May 27, 2014 and recorded June 5, 2014, of record in Instrument No. 20140605-0049132, in the office aforesaid.

The address of the herein described property is believed to be 4113 Apache Trail, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Being further conveyed to Israel Miguel, from Doug Lawrence, by Deed dated 05/06/2015, of record in 20150522-0047351, in the Register's Office for Davidson County, Tennessee.

Map/Parcel # 148-15-0-008.00

This improved property is more commonly referred to as follows: 4113 Apache Trail, Antioch, Tennessee 37013.

Street Address: The street address of the property is believed to be 4113 Apache Trail, Antioch, TN 37013, 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: 148 15 0 008.00

Current owner(s) of Record: Israel Miguel

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.

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