

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 of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, pursuant to the Deed of Trust executed by Dave E. Robinson, and wife, Sharon R. Robinson, to Arnold M. Weiss, Attorney, as Trustee for America's Wholesale Lender dated May 21, 1997, and recorded in Book 10468, Page 750, 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: NewRez LLC

Other interested parties: Auto Owners Insurance Company, Department of the Treasury - Internal Revenue Service, State of Tennessee Department of Revenue; Strategic Funding Source, 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 FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 1 OF SECTION OF THE SUBDIVISION OF PART OF THE W. E. SANDERS PROPERTY OF RECORD IN BOOK 4595, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF MAXWELL ROAD, SAID POINT BEING APPROXIMATELY 1,325 FEET FROM THE INTERSECTION OF THE LAVERGNE COUCHVILLE PIKE AND MAXWELL ROAD; THENCE NORTH 3 DEGREES 30' EAST 472.2 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 30' EAST 184.5 FEET TO A POINT; THENCE SOUTH 5 DEGREES 51' WEST 472.2 FEET TO A POINT IN THE NORTHERLY MARGIN OF MAXWELL ROAD; THENCE WITH THE NORTHERLY MARGIN OF SAID ROAD; NORTH 86 DEGREES 30' WEST 184.5 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.00 ACRES.

BEING THE SAME PROPERTY CONVEYED TO DAVE E. ROBINSON AND WIFE, SHARON R. ROBINSON BY DEED DATED AUGUST 10, 1995 FROM SAMUEL R. RICHES AND WIFE, GLORIA S. RICHES AND RECORDED ON OCTOBER 7, 1996 IN BOOK 10218, PAGE 363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 4252 Maxwell Road, 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: 176 00 0 057.00

Current owner(s) of Record: Dave E. Robinson and Sharon R. Robinson

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.

FURTHERMORE, THIS SALE SHALL SPECIFICALLY BE SUBJECT TO THE RIGHT OF REDEMPTION BY THE UNITED STATES OF AMERICA, PURSUANT TO 26 U.S.C. 7425(d)(1) BY REASON OF THE FOLLOWING TAX LIEN(S) OF RECORD IN INSTRUMENT NO. 20160527-0053838 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NOTICE OF THE SALE HAS BEEN GIVEN TO THE UNITED STATES OF AMERICA IN ACCORDANCE WITH 26 U.S.C. 7425(b).

FURTHERMORE, THIS SALE SHALL SPECIFICALLY BE SUBJECT TO THE RIGHT OF REDEMPTION BY THE STATE OF TENNESSEE, PURSUANT TO T.C.A. 67-1-1433 (c)(1) BY REASON OF THE FOLLOWING TAX LIEN(S) OF RECORD IN INSTRUMENT NO. 20220930-0107901 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NOTICE OF THE SALE HAS BEEN GIVEN TO THE STATE OF TENNESSEE IN ACCORDANCE WITH 67-1-1433 (b)(2).

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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