

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

Sale at public auction will be on July 21, 2026, at or about 10:00 AM, local time, at the front door of the Wilson County Courthouse, 228 E. Main Street, Lebanon, TN 37087, pursuant to the Deed of Trust executed by Aaron Baloun, an unmarried man, to ArkTitle Group, LLC, as Trustee for Mortgage Electronic Registration Systems Inc., as nominee for DHI Mortgage Company, Ltd. Limited Partnership, its successors and assigns, dated March 31, 2022, and recorded in Book 2170, Page 946-959, in the Register's Office for Wilson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Wilson 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: Regions Bank dba Regions Mortgage

Other interested parties: Aaron Baloun

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

Legal Description: Land in Wilson County, Tennessee, being Unit 50, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cedar Station Townhomes, a Planned Unit Development Horizontal Property Regime with Private Elements of record in Book 2112, Page 1997 and being shown on Plat attached thereto as Exhibit "B" Site Plan of Property, Common Elements, Limited Common Elements and Lots, further amended in Book 2138, Page 2431, Book 2141, Page 989 and Book 2153, Page 2371, in the Register's Office for Wilson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to D.R. Horton, Inc, a Delaware corporation by General Warranty Deed from Fence Row Properties, LLC, a Tennessee limited liability company, of record in Book 2033, page 25, Register's Office for Wilson County, Tennessee, dated December 23, 2020 and recorded on December 28, 2020.

Being the same property conveyed to Aaron Baloun, an unmarried man by deed from D.R. Horton, Inc., a Delaware Corporation dated March 31, 2022, and recorded in Book 2170, Page 943 in the office of the Register's Office for Wilson County, Tennessee.

Street Address: The street address of the property is believed to be 239 Catherine Lane, Lebanon, TN 37087, 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: 058 057.04

Current owner(s) of Record: Aaron Baloun

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

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