

## SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 23, 2026, at or about 10:00 AM, local time, at the Lawrence County Courthouse, 240 West Gains Street, Lawrenceburg, TN 38464, pursuant to the Deed of Trust executed by Jordan M Coleman and Beverly Coleman, husband and wife, to Susan Voss, as Trustee for Regions Bank dba Regions Mortgage dated October 25, 2022, and recorded in Book 694, Page 644, in the Register's Office for Lawrence County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Lawrence 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

Other interested parties: None

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

Legal Description: Situated, lying and being in the 8th Civil District of Lawrence County, Tennessee, further described as follows:

Being Lot No. 2 of the Prosser Place Subdivision, Section 1, a plat of which is of record in Plat Cabinet A, Slide 98, Register's Office of Lawrence County, Tennessee.

This conveyance is made subject to the restrictions of record in Trust Book 401, Pages 424-29, Register's Office of Lawrence County, Tennessee and also sewer lines, building setback lines, etc. as shown on the above referenced plat.

Description according to plat prepared by Cleghorn & Associates, Tennessee Registered Land Surveyor #1440, 1274 First Avenue, Lawrenceburg, Tennessee 38464.

This being the same property conveyed to Kayla Hardiman by Warranty Deed from Nancy L. Michling dated January 10, 2007 of record in Record Book 249, Page 689, Register's Office of Lawrence County, Tennessee. The said Kayla Hardiman is nka Kayla Sublett.

This being the same property conveyed to Jordan M. Coleman and wife, Beverly Coleman by Warranty Deed from Kayla Sublett fka Kayla Hardiman of record in Record Book 694, Page 642, Register's Office of Lawrence County, Tennessee.

Street Address: The street address of the property is believed to be 853 Prosser Road, Leoma, TN 38468, 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: 096L-A-020.00

Current owner(s) of Record: Jordan M. Coleman and Beverly Coleman

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).

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)