

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

Sale at public auction will be on August 11, 2026, at or about 11:00 AM, local time, at the north door of the Tipton County Courthouse, 100 Court Square, Covington, TN 38019, pursuant to the Deed of Trust executed by COLBY TRENT CARROLL, A SINGLE MAN, to Charles M Ennis, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Patriot Bank, its successors and assigns, dated July 26, 2022, and recorded in Book 1969, Page 434, Instrument Number 259165, in the Register's Office for Tipton County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Tipton 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: None

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

Legal Description: Beginning at an iron pin in the east line of College Street, said pin being in the northwest corner of Otis P. McKell's lot (Book 705, Page 64); thence north 04 degrees, 18 minutes, 11 seconds west along the east line of College Street, 90.00 feet to a set iron pin; thence east 589.60 feet to an iron post in the west line of The Pines Subdivision (Plat Cab. A, Slide 154B); thence south 05 degrees, 15 minutes, 01 seconds west along the west line of said Pines Subdivision, 270.25 feet to an iron post; thence west 59.4 feet to an iron post in the southeast corner of Lillian Burgett Lot (BK.196, PG. 106); thence north 04 degrees, 49 minutes, 02 seconds west along the east line of said Burgett and McKell's lots 180.0 feet to an iron pin; thence west along with north line of McKell lot, 479.00 feet to the point of beginning.

This property being the same property conveyed to Colby Trent Carroll by deed recorded 08/01/2022 in said Register's office.

Street Address: The street address of the property is believed to be 350 College Street, Munford, TN 38058, 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: 112E G 003.00

Current owner(s) of Record: Colby Trent Carroll

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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