

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

Sale at public auction will be on August 13, 2026, at or about 2:00 PM, local time, inside the main entrance of the Wilson County Courthouse, 228 E. Main Street, Lebanon, TN 37087, pursuant to the Deed of Trust executed by John H Eldridge III And Natasha Eldridge, Husband and Wife, to Rudy Title & Escrow, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CapStar Bank, its successors and assigns, dated June 30, 2022, and recorded in Book 2193, Page 2354, 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: NewRez LLC dba Shellpoint Mortgage Servicing

Other interested parties: Department of the Treasury - Internal Revenue Service; Banc of California; Cherokee Building Materials, Inc., D/B/A Valley Interior Products, Inc., Associated Masonry Products, Inc.; AMP Turnkey, LLC; John H. Eldridge, III and Natasha Eldridge

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: AN L-SHAPED TRACT OF LAND SITUATED AND LYING ON THE SOUTHERLY SIDE OF THE CALLIS ROAD IN THE 22ND CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE, BOUNDED GENERALLY AS FOLLOWS:

NORTH BY CALLIS ROAD AND BEN JONES; EAST BY BEN JONES AND OTHER PROPERTY OF WALTER HATCHER; SOUTH BY OTHER PROPERTY OF WALTER HATCHER; WEST BY OTHER PROPERTY OF WALTER HATCHER, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER OF CALLIS ROAD, BEING THE NORTHEASTERLY CORNER OF THIS PROPERTY AND THE NORTHWESTERLY CORNER OF THE PROPERTY OF BEN JONES, AND RUNNING THENCE WITH JONES' LINE SOUTH 3 DEGREES 46 MINUTES WEST 834.50 FEET TO AN IRON PIN; THENCE CONTINUING WITH JONES' LINE SOUTH 83 DEGREES 29 MINUTES EAST 472.10 FEET TO AN IRON PIN; THENCE SEVERING THE LANDS OF WALTER HATCHER AND WIFE, AND RUNNING SOUTH 6 DEGREES 31 MINUTES WEST 155 FEET TO AN IRON PIN; THENCE NORTH 86 DEGREES 42 MINUTES WEST 412 FEET TO AN IRON PIN; AND THENCE NORTH 25 DEGREES 30 MINUTES WEST 897.0 FEET TO AN IRON PIN IN THE CENTER OF SAID CALLIS ROAD; THENCE WITH THE CENTER OF SAID ROAD NORTH 62 DEGREES 42 MINUTES EAST 451.2 FEET TO THE POINT OF BEGINNING, CONTAINING 5.84 ACRES, MORE OR LESS, ACCORDING TO SURVEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN H. ELDRIDGE, III AND NATASHA ELDRIDGE BY DEED RECORDED 07/07/2022 IN BOOK 2193, PAGE 2352 OR INSTRUMENT NO. 22019849, REGISTER'S OFFICE FOR WILSON COUNTY.

THE LAST DEED OF RECORD IS A QUIT CLAIM DEED RECORDED 10/10/2024 IN BOOK 2336, PAGE 269, IN THE REGISTER'S OFFICE FOR WILSON, COUNTY, TN.

Street Address: The street address of the property is believed to be 300 Callis Road, Lebanon, TN 37090, 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: 094 010.01

Current owner(s) of Record: New Horizon Asset Manager

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. 23108129 OF THE REGISTER'S OFFICE OF WILSON COUNTY, TENNESSEE. NOTICE OF THE SALE HAS BEEN GIVEN TO THE UNITED STATES OF AMERICA IN ACCORDANCE WITH 26 U.S.C. 7425(b).**

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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