

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 5, 2026, at or about 11:00 AM, local time, at the Henry County Courthouse, 100 West Washington Street, Paris, TN 38242, pursuant to the Deed of Trust executed by ROBERT V. MCCULLOUGH, to EQUITY NATIONAL TITLE & CLOSING SERVICES, INC, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEWREZ LLC, ITS SUCCESSORS AND ASSIGNS, dated September 16, 2025, and recorded in Book 678, Page 257, in the Register's Office for Henry County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Henry 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: None

The hereinafter described real property located in Henry 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 lying and being situate in Henry County, Tennessee, and more particularly described as follows BEGINNING at a found 1/2-inch iron pin in the east margin of Guthrie Road, 25 feet from centerline; the northeast corner of Shady Woods Farm, DB 153 PG 352; runs thence with the east margin of Guthrie Road, North 27 degrees, 06 minutes, 03 seconds East, 207.15 feet to the intersection of the east margin of Guthrie Road and the south margin of Jackson Lane; thence with the south margin of Jackson Lane, South 88 degrees, 35 minutes, 23 seconds East, 731.22 feet to a set iron pin in the northwest corner of Smith, DB 205 PG 617; thence with the west line of Smith and generally with an old fence, South 02 degrees, 21 minutes, 40 seconds West, 308.26 feet to a found iron pin in the southwest corner of Smith; thence with the south line of Smith, Webb, DB 232 PG 557; and Hassell, DB 239 PG 145 (being the line of record), South 62 degrees, 42 minutes, 54 seconds East, 1353.00 feet to a found iron pin #824, and interior corner of Hassell; thence with the line of Hassell, South 01 degrees, 43 minutes, 54 seconds East, 33.00 feet to a found iron pin #824 in the right-of-way of an old railroad; thence with the right-of-way of the old railroad and along a curve to the left, having a radius of 2450 feet, and arc length of 555.86 feet; and being subtended by a chord bearing and distance of South 78 degrees, 08 minutes, 38 seconds West, 554.67 feet to a set iron pin and cap; thence North 02 degrees, 17 minutes, 06 seconds East, 21.94 feet to a set iron pin; thence with the north line of Hight, DB 253 PG 443; South 87 degrees, 33 minutes, 26 seconds West, 694.08 feet to a set iron pin in the common corner of Hight and Smith, DB 206 PG 35; thence with the lines of Smith, North 02 degrees, 39 minutes, 49 seconds East, 577.97 feet to a found steel fence post; North 80 degrees, 18 minutes, 31 seconds West, 550.7 feet to a set iron pin in the east line of Shady Woods Farm; thence with the lines of Shady Woods Farm; North 37 degrees, 19 minutes, 51 seconds East, 247.50 feet to a found 5/8-inch iron pin; North 83 degrees, 11 minutes, 01 seconds West, 417.78 feet to the POINT OF BEGINNING. According to the survey and description of Vonda Bozarth Harpole, TRLS No. 1948, dated March 9, 1999.

095 064.00 000

Title to the above described property conveyed to Robert V. McCullough from Calvin W. Coolidge and Rosanna R. Coolidge by Warranty Deed dated June 9, 2010 and recorded June 14, 2010 in Book 308, Page 385 or Instrument No. 91268.

Street Address: The street address of the property is believed to be 600 Guthrie Road, Paris, TN 38242, 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: 095-064.00-000

Current owner(s) of Record: Robert V. McCullough

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.

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