

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 25, 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 Rodney D Carroll and Kimberly J Carroll, husband and wife, to Wilburn J. Evans, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for FirstBank dated September 30, 2015, and recorded on October 1, 2015, in Book 428, Page 792, Instrument No. 122780, 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: Rocket Mortgage, LLC

Other interested parties: Secretary of Housing and Urban Development; Discover Bank; Estate/Unknown Heirs of Rodney Carroll

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: Known as Assessor's Map 86, Group -, Parcel 32.00 in the First Civil District of Henry County, Tennessee.

Beginning at a set iron pin in the Southeast corner of Lot No. 8 of the above referenced subdivision, in the North right of way of Logan Road; runs thence with East line of Lot No. 8. North 10 deg. 30 min. 00 sec. West 200.00 feet to a found iron pin in the northeast corner of Lot No. 8, in the boundary of Patel, Deed Book 190, page 482; thence with the boundary of Patel: North 79 deg. 30 min. 00 sec. East 100.00 feet to a set iron pin; South 10 deg. 30 min. 00 sec. East 200.00 feet to a set pin in the north right of way of Logan Road, thence with the North right of way of Logan Road, South 79 deg. 30 min. 00 sec. West 100.00 feet to the point of beginning and containing 20,000 square feet, more or less.

Subject to restrictions of record in Deed Book 76, page 557 in the Register's Office of Henry County, Tennessee.

This is the same real property conveyed to Rodney D. Carroll and wife, Kimberly J. Carroll, by deed of Donna Sue Cooper dated September 30, 2015 and of record in Record Book 428, pages 790-791 in the Register's Office of Henry County, Tennessee.

Street Address: The street address of the property is believed to be 70 Logan 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: 086 032.00

Current owner(s) of Record: Rodney D. Carroll and Kimberly J. 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.

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