

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

Sale at public auction will be on August 6, 2026, at or about 11:00 AM, local time, at the front entrance of the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, pursuant to the Deed of Trust executed by Saidou Colley, husband and wife, and Christy Colley, to Arnold M. Weiss, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Full Spectrum Lending, Inc., its successors and assigns, dated July 26, 2003, and recorded on August 5, 2003, as Instrument No. 20030805-0110755, and modified on November 21, 2014, as Instrument No. 20141121-0107613, in the Register's Office for Davidson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Davidson 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: Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL2

Other interested parties: The Bank of New York Mellon FKA The Bank of New York, as successor trustee to JPMorgan Chase Bank, N.A., as Trustee on behalf of the Certificateholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2006-H; Saidou Colley

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

Legal Description: Land in Davidson County, Tennessee, being Lot No. 347 on the Plan of Forest View Park, Section X, Phase Two, of record in Plat Book 7900, page 720, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Christy Colley and Saidou Colley by Deed from Sam Chitpaiboon and wife, Bounphasouk Chitpaiboon dated 12/16/99, of record in Instrument # 199912230306857, Register's Office for Davidson County, Tennessee.

The improvements thereon being known as 3433 Calais Circle, Antioch, Tennessee - 37013.

Street Address: The street address of the property is believed to be 3433 Calais Circle, Antioch, TN 37013, 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: 150 09 0A 153.00

Current owner(s) of Record: Christy Colley

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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