

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on May 27, 2026, at or about 2:00 PM, local time, at the west door of the Robertson County Courthouse, 501 S. Main Street, Springfield, TN 37172, pursuant to the Deed of Trust executed by C. Virgie Costa, unmarried, to Daniel W. Small, as Trustee for Guaranty Trust Company dated June 15, 1999, and recorded on June 16, 1999, in Book 566, Page 125, Instrument No. 30383, in the Register's Office for Robertson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Robertson 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: Caleb Northington; Estate/Unknown Heirs of Costanini Virgie Costa

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

Legal Description: Certain described real estate situated in the Town of Springfield, 9th Civil District of Robertson County, Tennessee, to-wit:

Being the northern portions of Lots Nos. 1 and 2 in Block "C" of the Crestview Subdivision, a plat of which subdivision appears of record in the office of the Register of Robertson County, Tennessee, in Deed Book No. 81, Page No. 248, and more particularly described as follows:

Beginning at the intersection of the south margin of Third Avenue, West, with the west margin of Cherry Street; thence with the south margin of said Avenue westerly 63 feet to Porter Brown's northeast corner; thence with said Brown's east line southerly 94 feet to Verla Frances Long's, formerly Humphrey's northwest corner; thence with said Long's north line easterly 66 feet to a point in the west margin of Cherry Street; thence with the west margin of said Street northerly 94 feet to the beginning, including one-half ownership and use of entire driveway on the south of this lot, but subject to the easement granted by Percy S. Humphrey and wife, to Verla Frances Long over driveway in Deed Book No. 92, Page 223, said Register's Office.

Being the same property conveyed by deed of even date and being recorded simultaneously herewith. See Warranty Deed recorded at Book 566, Page 123.

Street Address: The street address of the property is believed to be 600 3rd Avenue West, Springfield, TN 37172, 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: 080G A 055.00

Current owner(s) of Record: C. Virgie Costa

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.

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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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