

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 24, 2026, at or about 1:00 PM, local time, at the Marion County Courthouse, 1 Courthouse Square, Jasper, TN 37347, pursuant to the Deed of Trust executed by TONY K DIXON AND NICOLE DIXON, HUSBAND AND WIFE, to Wilburn J. Evans, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FirstBank, its successors and assigns, dated December 30, 2019, and recorded on January 2, 2020, in Book 522, Page 562, Instrument No. 20000155, and modified on November 22, 2021, in Book 553, Page 559, Instrument No. 21006501, in the Register's Office for Marion County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Marion 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: FirstBank

Other interested parties: Secretary of Housing and Urban Development; Capital One, N.A.

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

Legal Description: Situated in the Second Civil District of Marion County, Tennessee, and being more particularly described as follows:

Lot Thirteen (13), Glenview Subdivision, Section C, as set out in Plat Book 4, Page 571, in the Register's Office of Marion County, Tennessee.

SUBJECT TO 5-foot drainage and utility easement reserved along inside interior lot lines as stipulated on Subdivision Plat.

SUBJECT TO Restrictive Covenants as set out in Volume 213, Page 887, in the Register's Office of Marion County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. Building line stipulation on Subdivision Plat.

SUBJECT TO governmental zoning and subdivision ordinances or relations in effect thereon.

Prior and last deed reference: Book 522, Page 560, in the Register's Office of Marion County, Tennessee.

Street Address: The street address of the property is believed to be 246 Glenda Drive, Jasper, TN 37347, 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: 107L D 005.00 000

Current owner(s) of Record: Tony K. Dixon and Nicole Dixon

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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