

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on April 30, 2026, at or about 11:00 AM, local time, at the Davidson County Historic Courthouse, 1 Public Square, Nashville, TN 37201, pursuant to the Deed of Trust executed by Kevin Henderson and Meredith Henderson, husband and wife, to Boston National Title Agency LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Impac Mortgage Corp. dba Cashcall Mortgage, its successors and assigns dated January 31, 2022, and recorded on February 15, 2022, as Instrument No. 20220215-0017709, and modified on June 5, 2023, as Instrument No. 20230605-0042122, 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: MCLP Asset Company, Inc.

Other interested parties: JPMorgan Chase Bank, N.A.; American Express National Bank

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: All the following land in the following real property:

THE FOLLOWING TRACT OR PARCEL OF LAND, SITUATED AND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, BOUND AND DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 7 OF BLOCK "E" ON THE SECOND REVISED PLAN OF THE HIGHLANDS OF BELLE MEADE NO. 2, AS SHOWN ON THE PLAT OF THE SAME OF RECORD IN PLAT BOOK 1130, PAGES 71 AND 72, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Tax Id: 129 08 0 115.00

Note: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Kevin Henderson and Meredith Weigel, husband and wife from Kevin Henderson and Meredith Weigel who acquired title as Meredith Weigel, husband and wife, their heirs and assigns forever by that Deed dated 01/31/2022 and recorded 02/15/2022 in deed Instrument No 20220215-0017708 of the Davidson County, TN public registry.

Being that parcel of land conveyed to Kevin Henderson and wife, Meredith Weigel, their heirs and assigns forever from Meredith Weatherly Weigel by that Deed dated 3/7/2017 and recorded 3/20/2017 in deed Instrument No. 20170320-0027007, of the Davidson County, TN public registry.

Being that parcel of land conveyed to Meredith Weatherly Weigel from Michael P. Spencer, Jr by that Deed dated 08/27/2003 and recorded 8/28/2003 in deed Instrument No. 20030828-0125024 of the Davidson County, TN public registry.

Being that parcel of land conveyed to Michael P. Spencer, Jr., and wife, Meredith W. Spence from Michael DeMere and wife, Lee Ann DeMere by that Deed dated 7/31/1998 and recorded 8/5/1998 in deed book 11504, at page 29 of the Davidson County, TN public registry.

The improvements thereon being known as 116 Brookfield Avenue, Nashville, Tennessee - 37205.

Street Address: The street address of the property is believed to be 116 Brookfield Avenue, Nashville, TN 37205, 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: 129 08 0 115.00

Current owner(s) of Record: Kevin Henderson and Meredith Henderson

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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