

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

Sale at public auction will be on July 21, 2026, at or about 11:00 AM, local time, at the front door of the Marion County Courthouse, 1 Courthouse Square, Jasper, TN 37347, pursuant to the Deed of Trust executed by BRADFORD K. HOLDEN, UNMARRIED MAN, to Wilburn J. Evans, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRSTBANK dated November 18, 2019, and recorded on November 19, 2019, in Book 520, Page 1453, Instrument No. 19004437, 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

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:

Located in the undeveloped section of Emerson Estates, Plat Book 3, Page 70, in the Register's Office of Marion County, Tennessee.

Beginning at iron pin located in the West right-of-way line of the S.H. Blevins farm road and also being the same as the northeast corner of property deeded to Robert Paul Webb, et ux, Deed Book 6-N, Pages 370-71, and Deed Book 6-S, Page 341; thence North 70 deg. 02 min. West 267.5 feet to an iron pin, being the same as the corner of property deeded to Thomas Earl Rogers and Shirley Rogers, Deed Book 7-P, Page 373; thence along this property line North 30 deg. 12 min. West 216.43 feet to an iron pin; thence North 67 deg. 51 min. West 100.0 feet to an iron pin, the corner of Lot Number 25; thence North 12 deg. 11 min. West 35.7 feet to an iron pin, being the same as the corner of Lot Number 24; thence North 29 deg. 49 min. East 191.71 feet to an iron pin in the adjoining property belonging to Russ Brooks; thence along the Brooks line South 68 deg. 15 min. East 361.1 feet to an iron pin located in the West right-of-way line of the S.H. Blevins farm road; thence South 26 deg. 46 min. West 425.9 feet to the point of beginning.

This conveyance is subject to all restrictions as set out in the Declaration of Restrictions of Emerson Estates, which Declaration is of record in Deed Book 6-N, Page 59, Register's Office of Marion County, Tennessee.

TOGETHER WITH a non-exclusive permanent easement conveyed to Donnie K. Shoemaker and wife, Claudia B. Shoemaker, and Robert Paul Webb and wife, Dorothy E. Webb, by deed of Thomas S. Mackey and wife, Shirley T. Mackey, dated October 16, 1978, and of record in Deed Book 8-Z, Pages 96, et seq, Register's Office of Marion County, Tennessee, for right of way purposes for ingress and egress to their property over the following estate and being more particularly described to -wit:

Consisting of 20 feet in width and 837.8 feet in length, with a bearing of North 21 deg. East 30 feet, which road is in existence of the East end of Emerson Estates, a subdivision of record in the Register's Office of Marion County, Tennessee, said road beginning on the North side of East Valley Road.

Prior and last deed reference: Book 520, Page 1450, Register's Office of Marion County, Tennessee.

Street Address: The street address of the property is believed to be 221 Glenview Estate Road, 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: 107 M D 10.00

Current owner(s) of Record: BRADFORD K. HOLDEN

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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