

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

Sale at public auction will be on April 28, 2026, at or about 10:00 AM, local time, at the north door of the Tipton County Courthouse, 100 Court Square, Covington, TN 38019, pursuant to the Deed of Trust executed by Daniel Johnson, a single man, to Foundation Title & Escrow Series, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services dated March 16, 2022, recorded on April 1, 2022, in Book 1952, Page 873, Instrument No. 255557, and as corrected by Scrivener's Affidavit recorded in Book 1954, Page 57, in the Register's Office for Tipton County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Tipton 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: Southwest Stage Funding, LLC dba Cascade Financial Services

Other interested parties: Secretary of Housing and Urban Development

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

Legal Description: The Land referred to herein below is situated in the County of TIPTON, State of TENNESSEE, and is described as follows:

Land in Tipton County, Tennessee, being Lot No. 6, McCluney Subdivision, of record in Plat Cabinet A, Slide 185, in the Register's Office for Tipton County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Oliver Investments, LLC, By Tipton County Chancery Court Clerk and Master's Deed from Virginia Gray, Clerk and Master of the Chancery Court dated June 07, 2019 recorded June 14, 2019, of record in Book 1802, Page 75 Register's Office for Tipton County, Tennessee.

Also being the same property conveyed to Daniel Johnson, a single man, by Warranty Deed from Oliver Investments, LLC, a Tennessee Limited Liability Company dated October 26, 2020 recorded November 04, 2020, of record in Book 1869, Page 500 Register's Office for Tipton County, Tennessee.

Included to-wit is a CMH Manufactured Home with Serial No. CAP033650TNAB.

Street Address: The street address of the property is believed to be 229 Leach Road, Drummonds, TN 38023, 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: 092D A 006.00

Current owner(s) of Record: Daniel Johnson

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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