

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 1, 2026, at or about 11:00 AM, local time, at the front entrance to the Chester County Courthouse, 133 East Main Street, Henderson, TN 38340, pursuant to the Deed of Trust executed by Christopher B Rowland, Jr., a single man, to Johnson Law Firm/Jay L. Johnson, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Home Financial Services, Inc., II, its successors and assigns, dated November 5, 2020, and recorded on November 6, 2020, in Book 466, Page 454, Instrument No. 65647, in the Register's Office for Chester County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Chester 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: Harpeth Financial Services LLC dba Advance Financial

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

Legal Description: Beginning at an iron pin in the east margin of the Mifflin-Jacks Creek Road 20 feet from the center and 145 feet south of the southwest corner of the former G. E. Attaway place now owned by Ray P. (Jack) Butler; runs thence east 150 feet to an iron pin; thence south 1 degree west 72 feet to a fence post; thence south 16 degrees and 30 minutes west 208 feet to an iron pin; thence north 83 degrees west 90 feet to an iron pin in the east margin of the Mifflin Jacks Creek Road; thence north 262 feet with said road to the point of beginning, containing 0.80 acres, more or less. Said legal description is the same description as contained in the previous deed of record.

This is the identical real estate conveyed to Christopher B. Rowland, Jr. from Jason Anderson by Warranty Deed dated November 5, 2020, of record in the Register's Office of Chester County, Tennessee in Record Book 466, page 452.

Map 003, Parcel 23.01

Street Address: The street address of the property is believed to be 5270 Clifford Road, Luray, TN 38352, 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: 003-023.01

Current owner(s) of Record: Christopher B. Rowland Jr.

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.

Padgett Law Group, Substitute Trustee
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com