

## 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 Hardin County Courthouse, 465 Main Street, Savannah, TN 38372, pursuant to the Deed of Trust executed by Letisha R Stamp, unmarried woman, to Creasy & Jones, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Stockton Mortgage Corporation, its successors and assigns, dated January 31, 2020, and recorded on February 4, 2020, in Book 725, Page 715, Instrument No. 145535, in the Register's Office for Hardin County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hardin 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: None

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

Legal Description: Beginning at a nail and cap found at the intersection of Old Town Loop Public/Paved, and the center of Double Springs Loop (Public/Paved), being the southwest corner of the described and parent tract and the southeast corner of LG. Webb (R.B. 468, pg. 732). Thence along the center of Old Town Loop, S 66 38' 03" E for 130.53 feet to a mag nail set, being THE TRUE POINT OF BEGINNING and the southwest corner of the described tract. Thence leaving Old Town Loop, along a new severance line, with the center of a paved drive, N 40 31' 26" E for 28.44 feet to a mag nail set, N 66 10' 18" E for 18.42 feet to a mag nail set. Thence leaving said paved drive, N 04 54' 41" E for 91.08 feet to a 12 inch pine, N 04 00' 13" W for 131.42 feet to an iron pin found, being the northwest corner of the described tract, the southeast corner of Melvin and Ruth Baugus (D.B. 235, pg. 810), and a southwest corner of Carey Abels (R.B. 521, pg. 582). Thence along the south line of Abels, S 68 04' 11" E for 223.90 feet to a rock found at a wood post, being the northeast corner of the described and parent tract, and an interior corner of Abels. Thence along the west line of Abels, S 04 54' 36" W for 38.99 feet to an iron pin found, being a southwest corner of Abels, and the northwest corner of Prentiss Fox (R.B. 722, pg. 349). Thence along the west line of Fox, S 04 54' 36" W for 206.93 feet to a railroad spike found in the center of Old Town Loop, being the southwest corner of the described and parent tract, and the southwest corner of Fox. Thence along the center of Old Town Loop, N 75 59' 30" W for 54.50 feet, N 72 19' 10" W for 41.35 feet, N 69 14' 55" W for 48.79 feet, N 67 14' 33" W for 89.68 feet to the point of beginning. Containing 1.181 acres. Situated on this tract is a 1 story brick dwelling and a 10' x 15' block shed. Subject to the north prescriptive margin of Old Town Loop. Subject to existing Utility Easements. Subject to any recorded restrictive covenants, easements, and conditions. The above Survey was performed by Dale E. Sagely TN. R.L.S. #1888, on January 13, 2020, using a Topcon 803 Total Station, with a Category "11" closure, and a Record North Bearing.

This bearing the same property conveyed to Letisha R. Stamp by deed of Chelsea Chapman dated January 31, 2020 and of record in Record book 725, page 713 in the Register's Office of Hardin County, Tennessee.

Street Address: The street address of the property is believed to be 1575 Old Town Loop, Savannah, TN 38372, 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: 082-021.01

Current owner(s) of Record: Letisha R. Stamp

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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