

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 2, 2026, at or about 10:00 AM, local time, at the south door of the Henderson County Courthouse, 17 Monroe Avenue, Lexington, TN 38351, pursuant to the Deed of Trust executed by Eric Thompson and Stephanie Thompson, husband and wife, to Susan Voss, as Trustee for Regions Bank d/b/a Regions Mortgage dated May 29, 2015, and recorded on June 9, 2015, in Book 574, Page 766, Instrument No. 86764, in the Register's Office for Henderson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Henderson 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: REGIONS

Other interested parties: None

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

Legal Description: The following tract of parcel of real estate located in the Fifth Civil District of Henderson County, Tennessee, more particularly bounded and described as follows, to-wit:

Beginning on an iron stake in a good wire fence and being the beginning Northeast corner of the lot herein described and being in the original east boundary line of Paul Huffine property of which this is a part; thence with a new severance line, North 77 degrees 51 minutes 00 seconds West 246.00 feet to an iron stake being the new Northwest corner of this lot; thence with a new severance line, South 37 degrees 05 minutes 00 seconds West 132.50 feet to an iron stake being the Southwest corner of the lot herein described; thence with a row of fence posts and the original South boundary line of the Paul Huffine property of which this is a part, South 58 degrees 30 minutes 00 seconds East 367.40 feet to the center of the Miles Darden-Will Sharp paved road; thence continuing across the road, South 58 degrees 30 minutes 00 seconds East 15.00 feet to an existing iron pipe being the original Southeast corner of the Paul Huffine property and being the new Southeast corner of the lot herein described; thence crossing back over this road and following a wire fence, North 01 degree 16 minutes 45 seconds west 253.79 feet to the point of beginning containing 1.28 acres.

Being the same property conveyed to Eric Thompson and wife, Stephanie Thompson by Doris J. Moore by Warranty Deed executed on May 29, 2015 and of record in Deed Book 263, page 638 in the Register's Office of Henderson County, Tennessee.

Street Address: The street address of the property is believed to be 1295 Mills Darden Road, Lexington, TN 38351, 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: 099 007.02

Current owner(s) of Record: Eric Thompson and Stephanie Thompson

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.

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