

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 22, 2026, at or about 11:00 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 Danny Williams and Peggy Williams, husband and wife, to Arnold M. Weiss, Esq., as Trustee for Wells Fargo Home Mortgage, Inc. dated June 11, 2003, and recorded on June 30, 2003, in Book 408, Page 868, Instrument No. 23806, 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: Select Portfolio Servicing, Inc.

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: LYING AND BEING IN THE FIFTH CIVIL DISTRICT, HENDERSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN FOUND NEAR THE NORTH MARGIN OF MILLS DURDEN CEMETERY ROAD, WHICH POINT IS THE SOUTHEAST CORNER OF A 2 ACRE TRACT BELONGING TO RICKY SCOTT (DEED BOOK 204, PAGE 852) AND SAID POINT BEING 805.90 FEET NORTHWEST OF THE ORIGINAL SOUTHEAST CORNER OF THE 25.5 ACRE TRACT OF WHICH THIS IS A PART. THENCE, FROM THE POINT OF BEGINNING, AND WITH THE EAST LINE OF RICKY SCOTT, THEN CONTINUING ON WITH A NEW LINE THROUGH CHRISSIE SCOTT, NORTH 13 DEGREES 40 MINUTES 05 SECONDS EAST 804.09 FEET TO AN IRON PIN SET IN THE CENTERLINE OF A DISMANTLED RAILROAD; THENCE WITH THE CENTERLINE OF SAID RAILROAD, SOUTH 73 DEGREES 30 MINUTES 47 SECONDS EAST 260.31 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ON A NEW LINE THROUGH CHRISSIE SCOTT, SOUTH 13 DEGREES 40 MINUTES 05 SECONDS WEST 873.71 FEET TO AN IRON PIN SET NEAR THE NORTH MARGIN OF MILLS DARDEN CEMETERY ROAD; THENCE, WITH THE MARGIN OF SAID ROAD, NORTH 58 DEGREES 44 MINUTES 37 SECONDS WEST 272.75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DANNY WILLIAMS AND WIFE, PEGGY WILLIAMS BY DEED FROM CHRISSIE SCOTT MIDDLETON, FORMERLY KNOWN AS CHRISSIE SCOTT OF RECORD IN DEED BOOK 207, PAGE 164, REGISTER'S OFFICE FOR HENDERSON COUNTY, TN. INCLUDED WITH THIS CONVEYANCE IS 2002 28X68 CLAYTON MOUNTAINEER MOBILE HOME, VIN # CAPO12749TNAB.

Street Address: The street address of the property is believed to be 1644 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: 099006.01

Current owner(s) of Record: Danny Williams and Peggy Williams

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