

## SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 22, 2022, at or about 2:00 PM, local time, at the front door of the Monroe County Courthouse, 105 College Street, Madisonville, TN 37354, pursuant to the Deed of Trust executed by Mazel Sloan, unmarried, to Robert M. Wilson, Jr., as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for America's Wholesale Lender dated July 27, 2006, and recorded on August 2, 2006, in Book Z-22, Page 1, in the Register's Office for Monroe County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Monroe 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: Nationstar Mortgage LLC

Other interested parties: None

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

Legal Description: SITUATED in district No. Four of Monroe County, Tennessee, and being more particularly described as follows:

BEING about three fourths (3/4) mile from Mt. Vernon on what is known as the Rider Road, and beginning at a bridge on the said road, thence down the branch to the Roberts line; thence with the Roberts line to the Lee and Rider corner; thence with the Moses and Rider line back to the road; thence with the road to the beginning, containing one acre, more or less.

Being the same property conveyed to Mazel Sloan from Nash Bookout, Della Mae Raper, Becky Sloan, Emmeleen March and Kathleen Urbanski by Quit Claim Deed dated January 29th, 1977 and filed for record on May 13, 1977 in Deed Book 141, Page 774, said Register's Office.

Street Address: The street address of the property is believed to be 503 Wilson Station Road, Madisonville, TN 37354, 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: 124 03800 000

Current owner(s) of Record: Wayne Edmon Sloan and Mazel Sloan aka Mazile Sloan

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 adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

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 IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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