

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on December 30, 2025, at or about 10:00 AM, local time, at the south door of the Gibson County Courthouse, 1 Court Square, Trenton, TN 38382, pursuant to the Deed of Trust executed by Robert T Grimes, single man, to John Faulkner, as Trustee for Simmons Bank dated March 4, 2022, and recorded on March 14, 2022, in Book 1076, Page 483, Instrument No. 214508, in the Register's Office for Gibson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Gibson 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: Simmons Bank

Other interested parties: Crocker Carter Hall, PLLC

The hereinafter described real property located in Gibson 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 situate in the 3rd Civil District of Gibson County, Tennessee, to wit:

Beginning at a stake in the West margin of Oakview Drive at the Northeast corner of Lot 2, Block 3; runs thence North 88 degrees 32 minutes West with the North margin of said Lot 2, 150 feet to a stake; runs thence North 2 degrees East 93 feet to a stake at the Southwest corner of Lot 4, Block 3; runs thence South 88 degrees 32 minutes east with the South margin of said Lot 4, 150 feet to a stake in the West margin of Oakview Drive; runs thence South 2 degrees West with the West margin of Oakview drive 93 feet to the point of beginning, and most commonly known as 2627 Oakview Drive.

Address: 2627 Oak View Drive, Humboldt, TN 38343

Source of title: Being that same property conveyed to Robert T. Grimes by Warranty Deed from Loyd Grimes recorded in Official Record Book Volume 1076, page 481 in the Register's Office for Gibson County, Tennessee.

Map 1651, Group B, Parcel 014.00

Street Address: The street address of the property is believed to be 2627 Oakview Drive, Humboldt, TN 38343, 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: 065I-B-014.00

Current owner(s) of Record: Robert T. Grimes

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