

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on February 4, 2026, at or about 11:00 AM, local time, the south side of the Maury County Courthouse, 41 Public Square, Columbia, TN 38401, pursuant to the Deed of Trust executed by Holly Jo Lewis and Bryan Eric Lewis, wife and husband, to Maury County Title Company, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Ameris Bank dated April 15, 2021, and recorded on April 30, 2021, in Book R2730, Page 1203, Instrument No. 21009471, and modified on April 24, 2022, in Book R2828, Page 267, Instrument No. 22006024 in the Register's Office for Maury County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Maury 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: Planet Home Lending, LLC

Other interested parties: None

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

Legal Description: Being and lying in the 10th Civil District of Maury County, Tennessee and lying South of and adjacent to Southpoint Ridge Road, and West of and adjacent to Love Branch Road, being more particularly described as follows:

Beginning at a Mag Nail in the center of Southpoint Ridge Road; said Mag Nail being the Northern most Northeast corner of the tract being described, and the Northwest corner of Allen Bolander etux; thence leaving said road with Bolander, S 15°08'30" W for a distance of 307.47' to a iron rod found; said iron rod found being the Southwest corner of Bolander; thence continuing with Bolander, S 50°58'39" E for a distance of 692.15' to a iron pin set; said iron pin set being the Southeast corner of Bolander, the Northern most Northeast corner of the tract being described, and the West boundary of Scott-Morrow Family Farm LLC; thence with Scott-Morrow Family Farm LLC, S 02°29'21" W for a distance of 347.23' to a iron pin found; said iron pin found being the Southeast corner of the tract being described; thence continuing with Scott-Morrow Family Farm LLC, N 86°09'36" W for a distance of 429.00' to a iron pin found; said iron pin found being the Western most Northwest corner of Scott-Morrow Family Farm LLC, and the Northeast corner of Matthew Caperton; thence with Caperton, N 87°56'58" W for a distance of 686.32' to a Mag Nail in the center of Love Branch Road; said Mag Nail being the Southwest corner of the tract being described, and the Northwest corner of Caperton; thence with center of said road and a curve turning to the right a radius of 1008.83', a chord bearing of N 09°44'39" W, and a chord length of 243.40' to a point; thence with a reverse curve turning to the left a radius of 1287.23', a chord bearing of N 06°41'44" W, and a chord length of 177.38' to a point; said point being the Western most Northwest corner of the tract being described, and the Southwest corner of First American LLC; thence leaving said road with First American LLC, N 72°31'34" E, passing an iron pin set at 25.30' and the West R.O.W. of a proposed new 50' ingress-egress and utilities easement (2) at 522.31', in all a distance of 644.11' to a 18" persimmon; said tree being the Southeast corner of First American LLC; thence continuing with First American LLC, N 37°34'02" W for a distance of 421.44' to a iron pin found on the East R.O.W. and the end of said proposed new 50' ingress-egress and utilities easement (2) and on the West R.O.W. and end of proposed new 50' ingress-egress and utilities easement (1); said iron pin found being the Southeast corner of Pleasant Union Church of Christ; thence with Pleasant Union Church of Christ and the West R.O.W. of said proposed new 50' ingress-egress and utilities easement (1), N 06°39'14" E, passing an iron pin found at 239.30', in all a distance of 271.81' to a point in the center of Southpoint Ridge Road; said point being the Northeast corner of Pleasant Union Church of Christ and the Northern most Northwest corner of the tract being described; thence leaving said easement with center of said road and a curve turning to the right a radius of 241.01', a chord bearing of S 72°21'02" E, and a chord length of 190.01' to a point; thence S 51°29'16" E for a distance of 85.36' to a point, thence S 51°38'13" E for a distance of 123.30' to the point of beginning and containing 17.49 acres as surveyed by Kenneth Carroll, RLS Tennessee License Number 1335, April 13, 2021.

The above tract is subject to a 50' ingress-egress and utilities easement (1) as recorded in Record Book R2730, Page 658, in the Register's Office of Maury County, Tennessee. Further described as follows:

Being described with the West R.O.W. as follows:

Beginning at a point in the center of Southpoint Ridge Road; said point being the Northern most Northwest corner of Myra Frierson and the Northeast corner of Pleasant Union Church of Christ; thence leaving said road with the East boundary of Pleasant Union Church of Christ and the West boundary of Frierson, S 06°39'14" W, passing an iron pin found at 32.51', in all a distance of 271.81' to an iron pin found being the southeast corner of Pleasant Union Church of Christ, the Northeast

corner of First American LLC.

Also conveyed herein is a 50' ingress-egress and utilities easement (2) further described as follows:

Being described with the West R.O.W. as follows:

Beginning at a point in the center of Southpoint Ridge Road; said point being the Northern most Northwest corner of Myra Frierson and the Northeast corner of Pleasant Union Church of Christ; thence leaving said road with the East boundary of Pleasant Union Church of Christ and the West boundary of Frierson, S 06°39'14" W, passing an iron pin found at 32.51', in all a distance of 271.81' to an iron pin found; said iron pin found being the Southeast corner of Pleasant Union Church of Christ, the Northeast corner of First American LLC, and the true point of beginning; thence leaving Frierson with West R.O.W. of the easement being described and crossing First American LLC, S 06°39'14" W for a distance of 71.69'; thence S 37°34'02" E for a distance of 131.53', thence S 27°12'51" E for a distance of 185.17', thence S 27°23'39" W for a distance of 34.33' to a point on the north boundary of Myra Frierson et al.

Being the same property as conveyed to Holly Jo Lewis and Bryan Eric Davis, wife and husband as recorded in Record Book R2730, Page 1198, in the Register's Office of Maury County, Tennessee.

Included to-wit is a Clayton Anniversary Model Manufactured Home

Street Address: The street address of the property is believed to be 5077 Southpoint Ridge Road, Hampshire, TN 38461, 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: 060 034.00

Current owner(s) of Record: Holly Jo Lewis and Bryan Eric Lewis

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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