

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 27, 2026, at or about 10:00 AM, local time, at the east door of the Lincoln County Courthouse, 112 Main Avenue South, Fayetteville, TN 37334, pursuant to the Deed of Trust executed by Sherri Nimmo, an unmarried woman, to Jonathan B. Harris, as Trustee for Redstone Federal Credit Union dated September 9, 2019, and recorded on September 13, 2019, in Book TD785, Page 395, Instrument No. 19004051, in the Register's Office for Lincoln County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Lincoln 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: Redstone Federal Credit Union

Other interested parties: None

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

Legal Description: A tract or parcel of land lying and being situated in the 21st Civil District of Lincoln County, Tennessee, bounded and described as follows:

Being all of Lot No. 70 of the Village Park Subdivision, a plat of which subdivision is to be found of record in the Register's Office of Lincoln County, Tennessee, in Plat Book 2, pages 105, 106 and 107, to which plat reference is here had more particulars. This is the same real property conveyed to Roy F. Hamrick and wife, Carolyn D. Hamrick, as tenants by the entirety, by deed dated April 27, 2007 and recorded in Deed Book C14, page 161 in the Register's Office of Lincoln County, Tennessee.

Source of Title: This is same real estate conveyed unto Roy F. Hamrick and wife, Carolyn D. Hamrick, as tenants by the entirety, by deed dated April 27, 2007 and recorded in Deed Book C14 page 161 in Register's Office of Lincoln County, Tennessee. The said Carolyn D. Hamrick predeceased her husband, and Roy F. Hamrick became the owner in fee simple as the surviving tenant by the entirety. The said Roy F. Hamrick died intestate a resident of Lincoln County, Tennessee, his estate is being probated in the Chancery Court of Lincoln County, Tennessee, and his heirs at law are Debra L. Hamrick, Timothy S. Hamrick, Sherri D. Hamrick Nimmo and Rose Riley. An affidavit of heirship was recorded in Book M84, page 671 indicating that his heirs at law are Debra L. Hamrick, Timothy S. Hamrick, Sherri D. Hamrick Nimmo and Rose Riley. This is also the same real estate conveyed unto Sherri D. Hamrick Nimmo by deed of Debra L. Hamrick, Timothy S. Hamrick and Rose Riley dated January 7, 2019 and recorded January 11, 2019 in Deed Book A16, page 674 in said Register's Office.

Street Address: The street address of the property is believed to be 8 Robinwood Drive, Fayetteville, TN 37334, 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: 115M-D-014.00

Current owner(s) of Record: Sherri D. Hamrick Nimmo

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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