

**IN THE CHANCERY COURT OF SHELBY COUNTY, TENNESSEE, FOR THE
THIRTIETH JUDICIAL DISTRICT AT MEMPHIS**

RENASANT BANK,

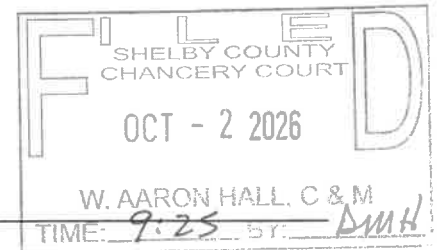
Plaintiff,

vs.

Case No. CH-26-0079-I

TOMMIE MARTIN and THE UNITED
STATES OF AMERICA,

Defendants



NOTICE OF JUDICIAL FORECLOSURE

By virtue of the Order on Plaintiff's Motion for Default Judgment and Order for Publication of Foreclosure entered in the above cause on the 28th day of August, 2026, I will sell at the Adams Avenue and Second Street entrance of the Courthouse of Shelby County, Memphis, Tennessee, on Monday, November 2, 2026 at 12:00 noon, the following described property, situated in Memphis, Shelby County, Tennessee, to-wit: 1454 Abernathy Road, Memphis, TN 38116, and more particularly described as follows:

LOT 33, SECTION A, EASON HILLS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 22, PAGE 82, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LYNN COLEBROOK FROM JEANETTE J. BELL BY WARRANTY DEED DATED JULY 19, 2016 AND RECORDED AUGUST 1, 2016 AT INSTRUMENT NO. 16077668, SAID REGISTER'S OFFICE, SHELBY COUNTY, TENNESSEE.

Pursuant to Order entered in Minute Book 245, Page 629 and Minute Book 252, Page 258, all sales of real estate, unless otherwise expressly ordered, will be sold, pursuant to T.C.A. § 26-5-108, subject to State, County, and Municipal taxes which are not due, though any such unpaid taxes may be a lien upon the real estate.

Terms of Sale: to the highest and best bidder for cash or certified funds fully payable to the Clerk and Master not later than the close of the business day following said sale.

Minimum bid for the property at auction shall be \$109,051.53. By terms of the Order on Plaintiff's Motion for Default Judgment and Order for Publication of Foreclosure entered August 28th, 2026, Plaintiff has been permitted a credit bid for the amount due and owing to it.

The following parties are identified by Plaintiff and Plaintiff's counsel as having or as potentially having an interest in the above-described property:

- Renasant Bank, c/o Zachary B. Johnson, Esq., 5100 Poplar Avenue, Ste. 2208, Memphis, TN 38137
- Tommie Martin, 1454 Abernathy Road, Memphis, TN 38116
- The United States of America c/o the Attorney General of The United States of America, 950 Pennsylvania Ave. NW, Washington, DC 20530
- The United States of America, c/o the U.S. Attorney for the Western District of Tennessee, Attn: Jennifer H. Collins, AUSA, 167 N. Main Street, Ste. 800, Memphis, TN 38103

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, under 26 U.S.C. § 7425(d)(1) and/or Tenn. Code Ann. § 67-4-1433(c)(1), as applicable; 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.

Pursuant to Tenn. Code Ann. § 35-5-104, a copy of this notice has been issued this day to the United States and the State of Tennessee, as applicable, if any lien or claim of lien of the United States or the State of Tennessee requires notice under 26 U.S.C. § 7425(b) or Tenn. Code Ann. § 67-4-1433(b).

In compliance with Tenn. Code Ann. § 35-5-101(a)(2) and § 35-5-104(a)(7), a copy of this notice shall be published for twenty (20) consecutive days on the website of the following third-party internet posting company as selected by Plaintiff from the list of such sites promulgated by the Tennessee Secretary of State: capitalcitypostings.com

This the 2 day of October, 2026

W. AARON HALL, CLERK AND MASTER



By: D. Holzemer, Deputy Clerk



CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice has been mailed via U.S. Certified Mail, return receipt requested, to the following parties or potential interested parties as identified by Plaintiff's counsel, this 2 day of October, 2026:

- Renasant Bank, c/o Zachary B. Johnson, Esq., 5100 Poplar Avenue, Ste. 2208, Memphis, TN 38137
- Tommie Martin, 1454 Abernathy Road, Memphis, TN 38116
- The United States of America c/o the Attorney General of The United States of America, 950 Pennsylvania Ave. NW, Washington, DC 20530
- The United States of America, c/o the U.S. Attorney for the Western District of Tennessee, Attn: Jennifer H. Collins, AUSA, 167 N. Main Street, Ste. 800, Memphis, TN 38103



D.C. & M.