

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on October 28, 2025, at or about 2:00 PM, local time, at the main entrance of the Marshall County Courthouse, 201 Marshall County Courthouse, Lewisburg, TN 37091, pursuant to the Deed of Trust executed by Jimmy Bembry, married man, to W. Aaron Fortner, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Churchill Mortgage Corporation dated December 10, 2021, and recorded in Book 866, Page 91, Instrument No. 231293, in the Register's Office for Marshall County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Marshall 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 Marshall County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Land in Marshall County, Tennessee, being Lot No. 65 on the Plan of Hillcrest Subdivision, Section 2 of record in Plat Cabinet A, Slide 34 (formerly Plat Book R-4, Page 210), in the Register's Office for Marshall County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 120.0 feet on the Easterly margin of Lynnwood Avenue, as measured on a slight curve, and runs back between lines measuring 227.1 feet on the Northerly line and 239.7 on the Southerly line to a dead line in the rear measuring 25.9 feet thereon.

Being the same property conveyed to Larry Wallace Fowler and Carla Fowler, husband and wife by Warranty deed from Gerald Riley and wife, Rachel Riley of record in Book 803, page 418, Register's Office for Marshall County, Tennessee, dated April 08, 2020 and recorded on April 13, 2020. (Value or consideration shown in aforementioned deed \$160,000.00.)

Being the same property conveyed to Jimmy Bembry, a married man, by warranty deed of Larry Wallace Fowler and Carla Fowler, husband and wife of record in Book 866, page 88, said Register's Office.

Street Address: The street address of the property is believed to be 651 Lynnwood Avenue, Lewisburg, TN 37091, 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: 071A A 087.00

Current owner(s) of Record: Jimmy Bembry

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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