

***The previous sale date of 6/10/2026 was postponed until 7/22/2026 at 2:00 PM, local time, Front Steps of the Meigs County Courthouse, 17214 Hwy 58, Decatur, TN 37322**

***The previous sale date of 5/13/2026 was postponed until 6/10/2026 at 2:00 PM, local time, Front Steps of the Meigs County Courthouse, 17214 Hwy 58, Decatur, TN 37322**

***The previous sale date of 4/1/2026 was postponed until 5/13/2026 at 2:00 PM, local time, Front Steps of the Meigs County Courthouse, 17214 Hwy 58, Decatur, TN 37322**

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, DAVID OWEN ROBINETTE JR A/K/A DAVID O. ROBINETTE, JR., SINGLE MAN by Deed of Trust (the "Deed of Trust"), dated 6/14/2021 and of record in Deed Book 244, Page(s) 708-720, and/or as Instrument Number 40539, in Register's Office of Meigs County, Tennessee, conveyed to First Choice Title, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to BANK OF ENGLAND, and subsequently assigned to Freedom Mortgage Corporation, and

WHEREAS, Nestor Solutions of Tennessee, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Deed Book 288, Page(s) 75-77 and/or as Instrument Number 52802 in Register's Office of Meigs County, Tennessee; and

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust. The notice requirements of T.C.A. §35-5-101 and 35-5-104 have been satisfied.

NOW, THEREFORE, notice is hereby given that an agent of Nestor Solutions of Tennessee, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, will proceed to sell the below-mentioned property on **4/1/2026, at 2:00 PM at the Front Steps of the Meigs County Courthouse, 17214 Hwy 58, Decatur, TN 37322**, to the highest call bidder for cash free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Meigs County, Tennessee, described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE FOURTH CIVIL DISTRICT, MEIGS COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN LOCATED IN THE SOUTH MARGIN OF STATE HIGHWAY #68, SAME BEING A COMMON CORNER WITH R. BIVENS (DEED BOOK F-3, PAGE 622), [NOW KNOWN AS LOT 9, COUNTRY HILLS SUBDIVISION]; THENCE ALONG STATE HIGHWAY #68, SOUTH 86 DEGREES 19 MINUTES EAST, 35.46 FEET TO A POINT, THENCE CONTINUING ALONG SAID HIGHWAY, SOUTH 80 DEGREES 37 MINUTES EAST, 163.68 FEET TO A POINT, A COMMON CORNER WITH CHESTER LETNER (DEED BOOK F-3, PAGE 182) AND ALSO THE CENTER OF A 50 FOOT RIGHT OF WAY; THENCE WITH LETNER AND CENTER OF SAID RIGHT OF WAY AS FOLLOWS: SOUTH 16 DEGREES 16 MINUTES WEST, 90.52 FEET TO A POINT AND SOUTH 03 DEGREES 29 MINUTES EAST, 110.61 FEET TO A POINT, A COMMON CORNER WITH FRANCES LAND (DEED BOOK H-3, PAGE 448); THENCE WITH LAND, SOUTH 86 DEGREES 07 MINUTES WEST, 236.82 FEET TO AN EXISTING IRON PIN IN THE LINE OF BIVENS; THENCE WITH BIVENS, NORTH 08 DEGREES 40 MINUTES WEST, 50.11 FEET TO A POINT; THENCE CONTINUING WITH BIVENS, NORTH 18 DEGREES 47 MINUTES EAST, 203.60 FEET TO THE POINT OF

BEGINNING. ALL AS SHOWN BY SURVEY OF MCKENZIE SURVEYING COMPANY, WILLIAM D. MCKENZIE, TN RLS #720, DECATUR, TN 37322, DATED 2-27-95. BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK H6, PAGE 486, IN THE REGISTER'S OFFICE OF MEIGS COUNTY, TENNESSEE THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: TWENTY-FIVE (25) FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE ENTIRE EASTERN BOUNDARY OF SAID TRACT AS SHOWN ON SURVEY OF MCKENZIE SURVEYING COMPANY DATED 2-27-95. ANY AND ALL MATTERS, INCLUDING BUT NOT LIMITED TO CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS, STIPULATIONS, NOTES, ETC., AS SET OUT ON SURVEY OF MCKENZIE SURVEYING COMPANY, WILLIAM D. MCKENZIE, TN RLS #720, DECATUR, TN 37322, DATED 2-27-95. ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON.

The street address of the above-described property is believed to be **395 CHOCTAW LN, NIOTA, TN 37826**, but if such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

Owner of Property: David O. Robinette, Jr.

The sale is subject to occupant(s) rights in possession of the premises.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the purchase price. The purchaser shall have no further record against the grantor, the grantee or the trustee.

NOTICE TO BIDDERS: Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

Internet Posting Website: <https://tennesseepostings.com/>
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