

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Gladys Michaels, an unmarried woman, David Voelker and Brenda Voelker and husband and wife, as joint tenants with rights of survivorship by Deed of Trust (the "Deed of Trust"), dated 7/9/2025 and of record in Deed Book 493, Page(s) 179-199, and/or as Instrument Number 25002261, in Register's Office of Smith County, Tennessee, conveyed to Nestor Solutions of Tennessee, LLC, 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 Freedom Mortgage Corporation, 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 515, Page(s) 82-83 and/or as Instrument Number 26002121 in Register's Office of Smith 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 **8/12/2026, at 2:00 PM at the Front Entrance of the Smith County Courthouse, 211 North Main Street, Carthage, TN 37030**, 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 Smith County, Tennessee, described as follows:

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LOCATED AND SITUATED IN THE FOURTEENTH (14TH) CIVIL DISTRICT OF SMITH COUNTY, TENNESSEE, BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT :

BEING LOT NUMBER FORTY-EIGHT (48) OF RIVERPOINTE SUBDIVISION, PHASE THREE, OF RECORD IN PLAT CABINET B, SLIDE 132, REGISTER'S OFFICE FOR SMITH COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED FROM MICHAEL S GALLAGHER AND JULIE GALLAGHER, HUSBAND AND WIFE TO GLADYS MICHAELS, AN UNMARRIED WOMAN AND DAVID VOELKER AND BRENDA VOELKER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS SET FORTH IN DEED BOOK 463 PAGE 670 DATED 03/01/2024, RECORDED 03/07/2024, SMITH COUNTY, TENNESSEE.

The street address of the above-described property is believed to be **18 FOX RUN LN, CARTHAGE, TN 37030**, 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: Gladys Michaels, an unmarried woman, David Voelker and Brenda Voelker

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 highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. 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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