

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Cody Aaron Gilliland and Christine Barnett, husband and wife by Deed of Trust (the "Deed of Trust"), dated 11/26/2025 and of record in Deed Book 429, Page(s) 231-251, and/or as Instrument Number 122970, in Register's Office of Benton County, Tennessee, conveyed to Megan K. Trott, 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 Carroll Bank & Trust, 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 432, Page(s) 2350-2352 and/or as Instrument Number 125464 in Register's Office of Benton 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 **8/27/2026, at 11:00 AM at the Main Entrance of the Benton County Courthouse, 1 Court Square, Camden, TN 38320**, 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 Benton County, Tennessee, described as follows:

BEGINNING AT IRON PIN IN A GULLY, THE SOUTHWEST CORNER OF THIS LOT AND THE SOUTHWEST CORNER OF A 1-3/4 ACRE, MORE OR LESS, TRACT (SEE DEED BOOK Y, PAGE 68) OF WHICH THIS LOT IS A PART, THIS ALSO BEING A CORNER OF ALVIN NORRIS' PROPERTY, AND BEING NEAR THE INLET END OF A BRIDGE; THENCE RUNS E 44.4 FEET TO IRON PIN BACK OF CURB ON WEST SIDE OF WASHINGTON AVENUE, THIS BEING THE SOUTHEAST CORNER OF THIS LOT AND IN THE SOUTH LINE OF THE ORIGINAL 1-3 / 4 ACRE, MORE OR LESS, TRACT; THENCE WITH BACK OF CURB ON WEST SIDE OF WASHINGTON AVENUE, NORTH 1 DEGREE 00' EAST 145.0 FEET TO IRON PIN BACK OF CURB AND DIRECTLY OVER THE CENTER OF A CONCRETE CULVERT, THIS BEING THE NORTHEAST CORNER OF THIS LOT AND BEING IN THE NORTH LINE OF THE ORIGINAL 1-3/4 ACRE, MORE OR LESS, TRACT; THENCE WITH CENTER OF LARGE GULLY, SOUTH 44 DEGREES 15' WEST 70.0 FEET TO IRON PIN IN GULLY; THENCE SOUTH 12 DEGREES 45' WEST 54.0 FEET TO IRON PIN IN GULLY; THENCE SOUTH 18 DEGREES 00' EAST 44.8 FEET TO IRON PIN AT THE BEGINNING CORNER, CONTAINING 5,833 SQUARE FEET= 0. 133 ACRE, MORE OR LESS, OR 1/8 ACRE, MORE OR LESS, AS MENTIONED IN DEED BOOK 28, PAGE 591. SURVEYED SEPTEMBER 28, 1989, BY HORACE E. MELTON, TENNESSEE LAND SURVEYOR, LICENSE NO. 221.

ALSO CONVEYED HEREIN IS AN EASEMENT FOR RIGHT OF INGRESS AND EGRESS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN IN DITCH OR GULLY, THIS BEING THE SOUTHWEST CORNER OF THE MATTIE ROBINSON ONE-EIGHTH (1/8) ACRE, MORE OR LESS, LOT MENTIONED IN DEED BOOK 28, PAGE 591, AND A CORNER OF ALVIN NORRIS' PROPERTY (DEED BOOK 55, PAGE 231); RUNS WITH GULLY SOUTH 18 DEGREES 00' EAST 18 FEET TO RAILROAD SPIKE ON TOP OF CULVERT AT INLET END AND ON NORTH SIDE OF DRIVE; THENCE RUNS NORTH 79 DEGREES EAST 38 FEET TO NAIL AND CAP IN CENTER OF DRIVE AND IN WEST RIGHT OF WAY OF WASHINGTON

AVENUE; THENCE WITH WEST RIGHT OF WAY OF WASHINGTON AVENUE NORTH 1 DEGREE 00' EAST 10 FEET TO IRON PIN BACK OF CONCRETE CURB, THE SOUTHEAST CORNER OF THE ONE EIGHTH (1/8) ACRE, MORE OR LESS, LOT MENTIONED ABOVE; THENCE WITH SOUTH RIGHT OF WAY OF THE ONE EIGHTH (1/8) ACRE, MORE OR LESS, LOT, WEST 44.4 FEET TO THE POINT OF BEGINNING, CONTAINING 574 SQUARE FEET, MORE OR LESS. BEARINGS ARE MAGNETIC OF SEPTEMBER 28, 1989, AS SURVEYED BY HORACE E. MELTON, TLS LICENSE NO. 221.

THE ABOVE DESCRIBED PROPERTY IS FOR AN EASEMENT FOR INGRESS AND EGRESS AND IS NON-EXCLUSIVE AND SHALL BE FOR THE USE AND BENEFIT OF THE GRANTORS AND GRANTEEES TO THEIR RESPECTIVE PROPERTY. NEITHER GRANTORS NOR GRANTEEES SHALL PERMIT DRIVEWAY TO BE BLOCKED.

THIS BEING THE SAME REAL ESTATE CONVEYED TO BRITT THOMPSON AND WIFE, BARBARA THOMPSON BY WARRANTY DEED OF RONALD B. COX AND WIFE, LETA JO COX, DATED OCTOBER 18, 2022, AND OF RECORD IN RECORD BOOK 67, PAGE 508, IN THE REGISTER'S OFFICE OF BENTON COUNTY, TENNESSEE. BRITT THOMPSON DIED ON APRIL 17, 2024, LEAVING BARBARA THOMPSON AS SOLE TENANT BY THE ENTIRETY.

The street address of the above-described property is believed to be **121 Washington Ave, Camden, TN 38320-1236**, 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: Cody Aaron Gilliland and Christine Barnett

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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