

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, CLINTON MITCHELL FETTERS A SINGLE MAN by Deed of Trust (the "Deed of Trust"), dated 3/31/2022 and of record in Deed Book 46, Page(s) 7154-7168, and/or as Instrument Number 22002216, in Register's Office of Hickman County, Tennessee, conveyed to RTEC, 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 CMG MORTGAGE, INC. dba CMG FINANCIAL, 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 61, Page(s) 988-990 and/or as Instrument Number 26004551 in Register's Office of Hickman 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 **9/3/2026, at 11:00 AM at the At the Hickman County Justice Center, 104 College Street, Centerville, TN 37033**, 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 Hickman County, Tennessee, described as follows:

ALL OF THE DESCRIBED REAL PROPERTY SITUATED IN THE TENTH (10TH) CIVIL DISTRICT OF HICKMAN COUNTY, TENNESSEE, LOCATED ON THE WEST SIDE OF AND ADJOINING THE TERRELL BRANCH ROAD, APPROXIMATELY 420 FEET NORTH FROM THE INTERSECTION WITH STATE ROUTE 100 HIGHWAY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½-INCH DIAMETER REBAR PIN WITH CAP (STAMPED 'NO. 1335') FOUND IN THE WEST RIGHT-OF-WAY OF TERRELL BRANCH ROAD, SAID POINT BEING THE NORTHEAST CORNER TO THE WALTER GILBERT, ET AL. PROPERTY, AND RUNS THENCE GILBERT'S NORTH BOUNDARY SOUTH 87 DEG. 26 MIN. 00 SEC. WEST 561.48 FEET TO A ¾-INCH DIAMETER REBAR PIN WITH CAP (STAMPED 'BOYD GIBBS') FOUND, GILBERT'S NORTHWEST CORNER, AND ALSO BEING A CORNER TO THE DON AARON STEPHENS PROPERTY THENCE RUNS WITH STEPHENS' BOUNDARY NORTH 83 DEG. 04 MIN. 22 SEC. WEST 327.11 FEET TO A ½-INCH DIAMETER REBAR PIN WITH CAP (STAMPED "RLS NO. 69 & NO. 1569") SET AT A FENCE CORNER, ANOTHER OF STEPHENS' CORNERS; THENCE RUNS WITH THE EAST BOUNDARY OF STEPHENS NORTH 03 FEET (DEG.) 48 MIN. 32 SEC. EAST 868.21 FEET TO A ½-INCH DIAMETER REBAR PIN WITH CAP (STAMPED "NO. 1867") FOUND, STEPHENS' CORNER, AND ALSO BEING THE SOUTHEAST CORNER TO THE JACK KERR PROPERTY; THENCE RUNS WITH KERR'S EAST BOUNDARY, NORTH 04 DEG 14 MIN. 32 SEC. WEST 535.86 FEET TO A ½-INCH DIAMETER REBAR PIN WITH CAP (STAMPED "RLS NO. 69 & NO. 1569") SET AT THE SOUTHWEST CORNER TO A 20.85-ACRE TRACT CONVEYED TO MAYRINE FRENCH; THENCE RUNS WITH THE SOUTH BOUNDARY TO FRENCH AND NEW LINE AS FOLLOWS: SOUTH 78 DEG. 00 MIN. 21 SEC. EAST 358.25 FEET TO A 10-INCH DIAMETER WHITE OAK TREE WITH CORNER MARKS AT THE NORTHWEST TERMINUS OF A 25-FOOT WIDE ACCESS EASEMENT; SOUTH 52 DEG. 30 MIN. 48 SEC EAST 690.75 FEET TO A ½-INCH DIAMETER REBAR PIN

WITH CAP (STAMPED 'RLS NO. 69 & NO. 1569") SET; SOUTH 74 DEG. 44 MIN. 10 SEC EAST 143.20 FEET TO A ½-INCH DIAMETER REBAR PIN WITH CAP (STAMPED "NO. 1335") FOUND. THE SOUTHWEST CORNER TO THE MICHAEL R. HALBROOKS PROPERTY, AND ALSO BEING A CORNER TO THE JOANN H. LOMAX'S PROPERTY, THENCE RUNS WITH LOMAX WEST BOUNDARY SOUTH 21 DEG. 45 MIN. 20 SEC. WEST 473.36 FEET TO A ½-INCH DIAMETER REBAR PIN WITH CAP (STAMPED "NO. 1335") FOUND, LOMAX'S CORNER, THENCE RUNS SOUTH 87 DEG. 00 MIN. 00 SEC. EAST 71.52 FEET TO A POINT IN THE WEST RIGHT-OF-WAY OF TERRELL BRANCH ROAD; THENCE RUNS WITH SAID WEST RIGHT-OF-WAY SOUTH 05 DEG. 56 MIN. 52 SEC. WEST 440.58 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA BY COMPUTATION OF 25.69 ACRES, SURVEY MADE ON JANUARY 23 THROUGH SEPTEMBER 3, 1998 BY THOMAS C. WHITE & ASSOCIATES, LAND SURVEYORS, 18 WEST LINDEN AVENUE, HOHENWALD, TENNESSEE 38462, THOMAS C. WHITE, SURVEYOR, TENN. LIC. NO. 69. ALL BEARINGS ARE GIVEN IN REFERENCE TO MAGNETIC MERIDIAN IN RELATION TO THE BEARING OF RECORD FOR THE WEST BOUNDARY TO THE HALBROOKS PROPERTY , ALL AS SHOWN ON THOMAS C. WHITE & ASSOCIATES, DRAWING NO. 167-1997.

BEING THE SAME PROPERTY CONVEYED TO CLINTON FETTERS, A SINGLE MAN, BY DEED FROM DYLANGER EDWARD DOTSON, A SINGLE MAN, OF RECORD IN BOOK 46 PAGE 7151 , REGISTER'S OFFICE FOR HICKMAN COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

The street address of the above-described property is believed to be **1449 TERRELL BRANCH RD, PLEASANTVILLE, TN 37033**, 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: CLINTON MITCHELL FETTERS

Department of Hickman County Solid Management, Deed of Trust Book 59, Page(s) 642 and/or Instrument # 26001510

Department of Hickman County Solid Management, Deed of Trust Book 53, Page(s) 4101 and/or Instrument # 25001561

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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