

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, BRANDON WEDDINGTON AND VICTORIA CONSTANCE WEDDINGTON, HUSBAND AND WIFE by Deed of Trust (the "Deed of Trust"), dated 11/18/2022 and of record in Deed Book T1469, Page(s) 227-238, and/or as Instrument Number 22008843, in Register's Office of Franklin 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 First Community Mortgage, Inc., 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 T1600, Page(s) 133-135 and/or as Instrument Number 26000013 in Register's Office of Franklin 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 **9/29/2026, at 2:00 PM at the South Door of the Franklin County Courthouse, 1 South Jefferson Street, Winchester, TN 37398**, 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 Franklin County, Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 15TH CIVIL DISTRICT OF FRANKLIN COUNTY, TENNESSEE AND BEING FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A #4 CAPPED REBAR RLS# 2986 SET HAVING A TENNESSEE STATE PLANE COORDINATE OF N:330974.54 & E:1922640.34; THENCE, WITH THE NOW BOUNDARY OF ROBERT & CHRISTINE GATES (BOOK D403 PAGE 528 & BOOK D335 PAGE 530) N 67°26'32" W A DISTANCE OF 284.01' TO A #5 CAPPED REBAR FOUND IN THE SOUTH BOUNDARY OF WADE & MELANIE BROTEMARKLE (BOOK D377 PAGE 397); THENCE, WITH WADE & MELANIE BROTEMARKLE N 63°38'44" E A DISTANCE OF 262.79' TO A #5 CAPPED REBAR FOUND, N 63°42'07" E A DISTANCE OF 166.90' TO AN OLD IRON FENCE POST "FOUND" AND N 55°21'07" E A DISTANCE OF 320.20' TO A 1/2 IRON PIPE "FOUND" IN THE SOUTH BOUNDARY OF LOCKMILLER ROAD; THENCE, WITH SAID ROAD S 50°10'42" E A DISTANCE OF 80.87' TO A #5 CAPPED REBAR RLS# 2986 SET; THENCE, CONTINUING WITH THE NOW BOUNDARY OF GATES S 34°06'04" W A DISTANCE OF 270.84' TO A #4 CAPPED REBAR RLS# 2986 SET, S 07°05'09" W A DISTANCE OF 91.64' TO A #5 CAPPED REBAR FOUND, S 63°38'24" W A DISTANCE OF 158.50' TO A #5 CAPPED REBAR FOUND AND S 72°50'10" W A DISTANCE OF 149.84' TO THE POINT OF BEGINNING CONTAINING 3.01 ACRES, MORE OR LESS, ACCORDING TO SURVEY BY MICHAEL A. BARRY, TN RLS # 1551, 3001 JUMPOFF MOUNTAIN ROAD, SEWANEE, TN 37375, DATED JULY 11, 2017.

EXCEPTION: THE GRANTORS HEREIN, ROBERT GATES AND CHRISTINE GATES, HEREBY RETAIN A PERPETUAL UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING UTILITY POWER LINES, SAID EASEMENT RUNNING OVER AND ACROSS THE PROPERTY ABOVE DESCRIBED FROM ANY EXISTING POWER POLE TO THE ADJOINING PROPERTY OF GRANTORS.

THIS CONVEYANCE IS MADE SUBJECT TO THE PROVISIONS AND CONDITIONS SET FORTH IN GATES /LOCKMILLER ROAD MINOR DIVISION #4 OF RECORD IN PLAT BOOK 681, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY.

The street address of the above-described property is believed to be **1840 LOCKMILLER RD, ESTILL SPRINGS, TN 37330**, 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: Brandon Weddington and Victoria Constance Weddington

Secretary of Housing and Urban Development, Deed of Trust Book T1528, Page(s) 637-642 and/or Instrument # 24003563

Secretary of Housing and Urban Development, Deed of Trust Book T1562, Page(s) 541-548 and/or Instrument # 25001990

Center Grove-Winchester Springs Utility District, Deed of Trust Book T1605, Page(s) 82 and/or Instrument # 26000948

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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