

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Anthony Johns and Crystal Johns, husband and wife by Deed of Trust (the "Deed of Trust"), dated 5/23/2024 and of record in Deed Book 682, Page(s) 49-62, and/or as Instrument Number 127052, in Register's Office of Henderson County, Tennessee, conveyed to Mark Rosser, 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 710, Page(s) 506-507 and/or as Instrument Number 136739 in Register's Office of Henderson 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 **9/15/2026, at 11:00 AM at the At the Henderson County Courthouse, 17 Monroe Avenue, Lexington, TN 38351**, 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 Henderson County, Tennessee, described as follows:

BEGINNING ON A POINT IN THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 200 AND BEING 30 FEET FROM THE CENTER OF HIGHWAY AND BEING NEAR THREADGILL ROAD AND BEING THE SOUTH BOUNDARY OF BRETT WALKER ; THENCE LEAVING ROAD WITH WALKER NORTH 89° 13' 51" EAST A DISTANCE OF 135.65 FEET TO A POINT; THENCE SOUTH 89° 39' 42" EAST A DISTANCE OF 676.72 FEET TO A POINT; THENCE NORTH 88° 36' 20" EAST A DISTANCE OF 487.32 FEET TO AN IRON STAKE IN THE WEST BOUNDARY OF CLYDE HATCHETT; THENCE WITH HATCHETT SOUTH 0° 25' 49" WEST A DISTANCE OF 651.77 FEET TO AN IRON ROD; THENCE WITH SEVERANCE LINES NORTH 79° 08' 35" WEST A DISTANCE OF 245.37 FEET TO A POINT; THENCE NORTH 42° 21' 23" WEST A DISTANCE OF 241.77 FEET TO A POINT; THENCE SOUTH 73° 56' 57" WEST A DISTANCE OF 300.02 FEET TO A POINT; THENCE SOUTH 68° 41' 54" WEST A DISTANCE OF 210.42 FEET TO A POINT; THENCE NORTH 86° 20' 21" WEST A DISTANCE OF 184.97 FEET TO AN IRON ROD IN THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 200; THENCE WITH HIGHWAY NORTH 33° 06' 22" WEST A DISTANCE OF 191.66 FEET TO A POINT; THENCE NORTH 23° 46' 44" WEST A DISTANCE OF 121.25 FEET TO A POINT; THENCE NORTH 15° 18' 11" WEST A DISTANCE OF 214.24 FEET TO A POINT; THENCE NORTH 7° 40' 55" WEST A DISTANCE OF 87.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.08 ACRES MORE OR LESS. SURVEY BY C.E. LEWIS, REG. LAND SURVEYOR TN. CERT. NO. 1380, JACKSON, TENNESSEE. SURVEY DATED APRIL 6, 2020.

ENCUMBRANCE: AN ELECTRIC SERVICE IS LOCATED ON PROPERTY.

BEING THE PORTION OF THE SAME PROPERTY CONVEYED UNTO ANTHONY JOHNS AND WIFE, CRYSTAL JOHNS, THEIR HEIRS AND/OR ASSIGNS BY DEED FROM DANIEL A. DELOACH AND WIFE, KATHERINE E. DELOACH, DATED 5/23/2024 AND RECORDED 6/04/2024 AT BOOK 304, PAGE 234-235, HENDERSON COUNTY RECORDS.

The street address of the above-described property is believed to be **6560 HIGHWAY 200, LEXINGTON, TN 38351**, 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: Anthony Johns and Crystal Johns
Chowder, Inc, Deed of Trust Book 689, Page(s) 655-656 and/or Instrument # 129935

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/>

Publication Dates: 8/26/2026 and 9/2/2026

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