

NOTICE OF FORECLOSURE SALE

Mortgagors: TIMOTHY R. GRAHAM and AMANDA R. GRAHAM

Mortgagee/Holder: The Hardin County Bank

Date of Sale: September 23, 2025, at 11:00 AM Central

Location of Sale: Front Door, McNairy County Courthouse

170 West Court Ave., Selmer, TN 38375

Address of Property: 85 Beckham Lane, Stantonville, TN 38379

Other Interested Parties: None known

Assessor's Map: Map 93 – 42.15

Third Party Internet

Posting Website: foreclosuretennessee.com

DEFAULT having been made in the terms, conditions, and payment provided for in a promissory note dated October 10, 2023, payable to the order of The Hardin County Bank, which note is mentioned in and secured by a certain deed of trust of even date executed by the mortgagors listed above to Gordon Majors, Trustee, of record in record book 21, page 2684, in the Register's Office of McNairy County, Tennessee, and said deed of trust conveying the real estate therein and hereinafter described, and which note is now due and unpaid and has been declared in default by The Hardin County Bank, the lawful owner and holder thereof;

NOW THEREFORE, Gordon Majors, Trustee under said deed of trust, having been requested so to do by the holder and owner of the note and by the power and by the authority vested in him by said deed of trust, hereby gives notice that he will on the date, time, and place listed above, sell to the highest bidder for cash said property conveyed by said deed of trust and described therein and above. Said property was conveyed to the mortgagors by deed of Clifford R. White, dated October 10, 2023, and recorded in record book 21, page 2680, in said Register's Office. Reference is made to these instruments, including the deed of trust, for a complete and accurate description of said property (abbreviated description per TCA §35-5-104(a)(2)).

Such sale is AS IS and WHERE IS, without representation or warranty as to title, merchantability or fitness for a particular purpose or of any kind. The sale is subject to all existing highway, roadway, and utility easements; any building and zoning regulations and restrictions; all unpaid taxes; any mechanics' and materialmen's liens; building and use restrictions; 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; any matter that an accurate survey of the premises would disclose; any rights of any tenant(s) in possession; and any other matters shown in said Register's Office. Title to said property is believed to be good, but I will sell and convey said property only as Trustee. The right is reserved to adjourn the date of the sale to another day, time, and place certain without further publication, upon notice at the time and place of the sale set forth above.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED at Savannah, Tennessee, this the 22nd day of August, 2025.

GORDON MAJORS, Trustee

SMITH & SMITH, Attorneys for Trustee

428 Main Street

Savannah, Tennessee 38372