

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **January 8, 2026 on or about 12:00PM local time**, at the East door of the McNairy County Courthouse located in Selmer, Tennessee, conducted by the Co-Substitute Trustees as identified and set forth herein below, pursuant to Deed of Trust executed by TERRY SCHLESSER AND BONNIE SCHLESSER, to Kevin T. Clayton, Trustee, on December 17, 2004, at Record Book 372, Page 2776-2779 as Instrument No. 41849 in the real property records of McNairy County Register's Office, Tennessee.

Owner of Debt: Vanderbilt Mortgage and Finance, Inc.

The following real estate located in McNairy County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

BEGINNING at a stake in the East margin of a county blacktop road known as George Lane also being Watson now Dickson's Northwest corner; runs thence in an Easternly direction with Dickson approximately 550 feet to Mitchell's West line; runs thence in a Northernly direction with Mitchell approximately 175 feet to a stake; runs thence In a Westerly direction approximately 550 feet to located in East margin of said road; runs thence In a Southernly direction with said road approximately 185 feet to the point of beginning, 2.3 acres, more or less.

It Is the intention to convey all of the land owned by John George South of Shaw and North of Dickson.

SOURCE OF TITLE: Deed Book 185, Page 418, ROMC

Being the same property conveyed to grantors herein by DEED OF RECORD in BOOK 355, PAGE 866, Registers office of McNairy County Tennessee.

Together with a Clayton manufactured home described as model RIVERVIEW and bearing VIN CLS102658TN.

Tax ID: 04-153--153---040.15--000

Current Owner(s) of Property: TERRY SCHLESSER AND BONNIE SCHLESSER

The street address of the above described property is believed to be 190 George Lane, Michie, TN 38357, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.

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. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. 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 RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE CO-TRUSTEES.

OTHER INTERESTED PARTIES: ESTATE OF BONNIE SCHLESSER AND UNKNOWN HEIRS OF BONNIE SCHLESSER AND ESTATE OF TERRY SCHLESSER AND UNKNOWN HEIRS OF TERRY SCHLESSER AND MCNAIRY COUNTY TENNESSEE AND CURRENT SPOUSE OF TERRY SCHLESSER

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

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Co-Substitute Trustee(s).

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or co-trustee(s). 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 recourse against the Trustor, the Trustee or the Trustee's attorney.

MWZM File No. 25-000114-259-2

For additional sale information visit: <https://www.tnforeclosurenices.com>

Mackie Wolf Zientz & Mann, P.C., Co-Substitute Trustee
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140

FRANKLIN, TN 37067

AVT Title Services, LLC, Co-Substitute Trustee

PARK EAST

725 COOL SPRINGS BLVD, SUITE 140

FRANKLIN, TN 37067

TN INVESTORS PAGE: [HTTP://MWZMLAW.COM/TN_INVESTORS.PHP](http://mwzmlaw.com/tn_investors.php)