

## NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated October 16, 2024, and the Deed of Trust of even date securing the same, recorded October 18, 2024, in Book No. 27, at Page 1456, in Office of the Register of Deeds for McNairy County, Tennessee, executed by Ryan Kelley and Lucinda Gibson and Heidi Kelley, conveying certain property therein described to Bell & Alexander Title Services Inc. as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Village Capital & Investment LLC, its successors and assigns; and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by MidFirst Bank.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by MidFirst Bank, will, on **April 22, 2026 on or about 2:00 PM, at the McNairy County Courthouse 170 West Court Avenue, Selmer, TN 38375**, offer for sale certain property hereinafter described to the highest bidder **FOR certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all redemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in McNairy County, Tennessee, and being more particularly described as follows:

**Land lying and being in McNairy County, State of Tennessee, bounded as follows: Beginning at a stake in the South right-of-way line of U S Highway No 64, a corner in common with Higginbottom, runs thence South, with Higginbottom fence line, 1329 feet to a stake, red oak pointer, thence East, leaving Higginbottom line, 184 feet to a red oak tree, thence North 320 feet to a stake, pine pointer, thence North 69 degrees East 160 feet to a stake, thence North 3 degrees 30 minutes East, 797 feet to a stake in the South right-of-way line of said U S Highway No 64, thence in a Western direction with the South right-of-way line of said Highway, 407 feet to the point of beginning, containing 9 acres, more or less . Land in McNairy County, Tennessee, described as follows: Beginning at a point on the proposed South right of way line of State Project 55003-2216-14, said point on the common property line between Lavara Hurst, et vir, and the grantor herein and located 131 86 feet right of survey centerline station 20+122 018, thence North 70 degrees 32 minutes 16 seconds West, 203 56 feet along said proposed right of way line to a right of way marker located 137 80 feet right of survey centerline station 20+060 000, thence North 69 degrees 12 minutes 12 seconds West, 196 85 feet along said proposed right of way line to a right of way marker on the common property line between the Polly Higginbottom Heirs and the grantor herein, said marker located 138 95 feet right of survey centerline station 20+000, thence North 01 degrees 08 minutes 17 seconds West, 89 80 feet along**

**said common property line to the point of intersection with the common corner between Enbridge Pipelines, Inc and the grantor herein, said point located 55 547 feet right of survey centerline station 19+989 589, thence North 01 degrees 08 minutes 17 seconds West, 174 43 feet along the common property line between Enbridge Pipelines, Inc. and the grantor herein to the point of intersection with the existing South right of way line of S R 15, said point located 105 574 feet left of survey centerline station 19+969 476, thence South 68 degrees 54 minutes 25 seconds East, 419 67 feet along the existing South right of way line of S R 15 to the point of intersection with the common corner between Lavara Hurst, et vir, and the grantor herein, said point located 105 866 feet left of survey centerline station 20+097 392, thence South 02 degrees 21 minutes 43 seconds East, 251 08 feet along the common property line between Lavara Hurst, et vir, and the grantor herein to the POINT OF BEGINNING and containing 2 288 acres, more or less  
ALSO KNOWN AS: 3152 Highway 64 West, Selmer, TN 38375**

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:

RYAN KELLEY

LUCINDA GIBSON

HEIDI KELLEY

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. As of July 1, 2025, notices pursuant to Tennessee Code Annotated §35-5-101 et seq. are posted online at [www.internetpostings.com](http://www.internetpostings.com) by a third-party internet posting company. **FLG No. 365194**

DATED February 9, 2026

Foundation Legal Group, LLP fka  
WILSON & ASSOCIATES, P.L.L.C.,  
Successor Trustee