

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated September 22, 2016, and the Deed of Trust of even date, securing said Note recorded September 22, 2016 in Book 421, at Page 204-216, as Document #100725, in the Register's office for MCNAIRY County, Tennessee, executed by LANDON M KIRK AND MERRI L KIRK, HUSBAND AND WIFE, conveying the certain property described therein to MEGAN K. TROTT, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST COMMUNITY MORTGAGE, INC., its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record December 2, 2025 in the Register's office for MCNAIRY County, Tennessee in Book 34, at Page 2584-2586, as Document #142971.

WHEREAS, the owner and holder of the Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Marinosci Law Group, P.C., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on January 14, 2026 at 02:00 PM at the southwest door of the McNairy County Courthouse, 170 West Court Avenue, Selmer, TN 38375 offer for sale to the highest bidder for cash, and 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 McNairy County, Tennessee, described as follows:

Beginning on a 2 inch iron pipe found in the east right-of-way of Country Club Lane at the northwest corner of Lot no. 2 of the Country Club Lane Subdivision, a plat or plan being of record in Plat Cabinet "A", Slide No. A-8 in the Register's Office of McNairy County, Tennessee, the property of Mrs. Verl E. Kirk described in Deed Book No. 65, Page No. 73, the same being the southwest corner of Lot No. 1; runs thence South 86 degrees 48 minutes 00 seconds East with the south boundary of Lot No. 1, 314.37 feet to a 1 inch iron pipe found in an old fence line at the northeast corner of this tract, the same being the southeast corner of Lot No. 1 and a point in the west edge of a 20 foot strip of land reserved for an alley; runs thence South 4 degrees 52 minutes 18 seconds East with the west edge of the alley as marked by the old fence line, 151.80 feet to a 1 inch iron pipe found in the fence line in the west edge of the alley at the southeast corner of this tract and the northeast corner of Lot No. 3; runs thence South 74 degrees 42 minutes 15 seconds West with the north boundary of Lot No. 3, 281.70 feet to a 1 inch iron stake found in the east right-of-way of Country Club Lane at the southwest corner of this tract and the northwest corner of Lot No. 3; run thence North 12 degrees 45 minutes 31 seconds West with the east right-of-way of Country Club Lane, 249.27 feet to the point of

beginning, containing 1.35 acres, more or less, by survey of Henry E. Williams, Jr., P.E., R.L.S., Tennessee Licensed Land Surveyor No. 505 in April of 1997. All bearings contained in this description are referenced to plat of record.

Being the property conveyed to Landon M. Kirk and wife, Merri L. Kirk by Warranty Deed of Judy McLean, Executrix of the Estate of Virgin Newton Bullman and Judy McLean, Trustee of the Virgil Newton Bullman Testamentary Trust, dated September 22nd, 2016, of record in Deed Book 240, Page 57, Register's Office of McNairy County, Tennessee.

More Commonly Known As: 1247 COUNTRY CLUB LANE, SELMER, TN 38375

Said sale shall be held 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; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: LANDON M KIRK, MERRI L KIRK, OCCUPANTS/TENANTS OF 1247 COUNTRY CLUB LANE, SELMER, TN 38375.

To the best of the Successor Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information obtained will be utilized for that purpose.

Marinosci Law Group, P.C., Successor Trustee
555 Perkins Extended, Suite 445
Memphis, TN 38117
Office: (901) 203-0680
Fax: (901) 440-0561

Publication Dates:
12/18/2025, 12/25/2025
Online publication at: www.publicnoticeagency.com/auctions