

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated **October 26, 2015**, executed by **James H Kelley Jr and Arlene H Kelley**, to **FNC Title Services, LLC-MD** as Trustee, for **Mortgage Electronic Registration Systems, Inc.**, as beneficiary, as nominee for **American Advisors Group**, its successors and assigns, and appearing of record on **November 4, 2015**, in the Register's Office of **McNairy** County, Tennessee, at Book 418, Page 525, and Instrument Number 97040.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Carrington Mortgage Services LLC**, the party entitled to enforce said security interest; and having appointed Clear Recon LLC, the undersigned, as Substitute Trustee by instrument filed or being filed for record in the Register's Office of **McNairy** County, Tennessee, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust, and that the undersigned, Clear Recon LLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty, and authority vested and imposed upon said Substitute Trustee will, on **September 8, 2026**, at **11:00 AM**, local time, at the front door of McNairy County Courthouse, 170 West Court Avenue, located in Selmer, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, paid at the conclusion of the sale, the following described property situated in **McNairy** County, to wit:

The land referred to herein below is situated in the County of McNairy, State of Tennessee, and is described as follows:

All the certain property located in the 3rd Civil District of McNairy County. Tennessee, and which is bounded and described as follows, to-wit:

Beginning on an iron found in the North right of way of Farber Drive (previously misspelled Farmer), based on a total width of 50 feet, being the SWC of a lot conveyed to Robert Warren Stewart, by deed

recorded in Deed Book 78, page 184 in the Register's Office of McNairy County, Tennessee (ROMC) and the SEC of the herein

described lot; runs thence South 90 degrees 00 minutes 00 seconds West

125.00 feet, along and with the North right of way of said Farber Drive, being the South boundary of the herein described lot to an iron rod set, being the South boundary of the herein described lot to an iron rod

set, being the SEC of a lot conveyed to Jimmy Plunk and wife, Connie Plunk by deed recorded in Deed Book 115, page 603 in the Register's Office of McNairy County, and the SWC of the herein described lot;

runs thence North 05 degrees 26 minutes 00 seconds East 261.00 feet, along and with the East boundary of said Plunk lot. being the West boundary of the herein described lot, to an iron rod set, being the interior

corner of said Plunk tract, and the NWC of the herein described lot; runs thence North 89 degrees 54 minutes 05 seconds East 100.29 feet, along and with the South boundary of said Plunk lot, being the

North boundary of the herein described, to an iron rod found, being a point in the South boundary of said Plunk lot, the NWC of the aforementioned Stewart lot and the NEC of the herein described lot; runs

thence South 00 degrees 00 minutes 00 seconds East, 260 feet, along and generally with a fence, being the West boundary of said Stewart lot. being the East boundary of the herein described lot, to the Point of

Beginning, containing 0.672 acres of land, more or less.

BEING the same property conveyed to James H. Kelley, Jr. and Arlene H. Kelley by Warranty Deed from Dawn Edgar and Dion Edgar, dated December 10, 2014 and recorded December 12, 2014 at Book 232, Page 468.

Parcel ID: 055J A 012.00-000

Commonly known as 542 Farber Drive Adamsville, TN 38310

The street address and parcel number(s) of the above described property are believed to be correct; however, such references are not a 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 tenant(s)/occupant(s) rights in possession.

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: **James H Kelley Jr and Arlene H Kelley; Estate/Heir(s) of James H Kelley Jr, Estate/Heir(s) of Arlene H Kelley, Secretary of Housing and Urban Development, McNairy County.**

**Notice of Sale Published On-line at [HTTPS://
BetterChoiceNotices.com](https://BetterChoiceNotices.com)**

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good; however, the undersigned will sell and convey only as Substitute Trustee.

The transfer shall be AS IS, WHERE IS, AND WITH ALL FAULTS, and without warranties of any kind, express or implied, as to the condition of the Property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

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.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

THIS OFFICE IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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Substitute Trustee
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File No: 1823-984A

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