

## **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 November 17, 2023, and the Deed of Trust of even date securing the same, recorded November 30, 2023, in Book No. 22, at Page 2067, in Office of the Register of Deeds for McNairy County, Tennessee, executed by John W Gillen, III, conveying certain property therein described to Creasy & Jones, Attorneys at Law, PC as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Equity Prime Mortgage 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 **February 25, 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:

**BEGINNING at a stake at the Pocahontas-Chewalla Road, which stake is located approximately 150 feet Eastward from a light pole; runs thence Northward approximately 393 feet to an iron stake; thence in a Westerly direction approximately 184 feet to an iron stake at the said road; thence in a Southerly direction and Southeasterly direction, with said road, as it meanders, approximately 643 feet to the point of beginning. (Description from prior deed)**

**ALSO KNOWN AS: 8825 Wolf Pen Road, Pocahontas, TN 38061**

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:

JOHN W GILLEN, III  
BANK OF  
MIDDLETON

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. 364636**

DATED December 16, 2025

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