SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE

Default having been made in the terms, conditions, and payments provided in a certain Deed of Trust dated DECEMBER 20, 2019, executed by ASHLEY PURVIANCE, UNMARRIED WOMAN, to MEGAN K. TROTT, Trustee, of record in DEED OF TRUST BOOK 431, PAGE 2836; MODIFIED IN RECORD BOOK 17 PAGE 907 AND RECORD BOOK 22 PAGE 2055, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST COMMUNITY MORTGAGE, INC., in the Register's Office for MCNAIRY County, Tennessee and to J. PHILLIP JONES AND/OR JESSICA D. BINKLEY, either of whom may act, appointed as Substitute Trustee in an instrument of record in the Register's Office for MCNAIRY County, Tennessee, to secure the indebtedness described, WHEREAS, said Deed of Trust was last assigned to TENNESSEE HOUSING DEVELOPMENT AGENCY, the entire indebtedness having been declared due and payable by TENNESSEE HOUSING DEVELOPMENT AGENCY, being the present owner/holder or authorized agent, designee or servicer of the holder/owner of said indebtedness, has requested foreclosure proceedings to be instituted; and as provided in said Deed of Trust, I, J. PHILLIP JONES/JESSICA D. BINKLEY, will by virtue of the power and authority vested in me as Substitute Trustee, on MONDAY, NOVEMBER 23, 2026 AT 3:00 P.M. (LOCAL TIME), AT THE SIDE ENTRANCE DOOR OF THE MCNAIRY COUNTY COURTHOUSE, IN SELMER, MCNAIRY COUNTY, TENNESSEE, sell to the highest bidder for cash, free from the equity of redemption, homestead, and dower, and all other exemptions which are expressly waived, and subject to any unpaid taxes, if any, the following described property in MCNAIRY County, Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF MCNAIRY, TENNESSEE:

Beginning at a 40D nail set at the intersection of Fullwood Road and Mt. Vinson Road. Thence along the center of Fullwood Road, S 82 56 42 E for 781.27 feet to a point being THE TRUE POINT OF BEGINNING and the southwest corner of described lot. Thence with a new line, N 03 55 44 E passing a half inch iron pin set at 25.00 feet, for a total distance of 475.45 feet to a half inch iron pin set, being the northwest comer of described lot, lying on the south line of Donald Hamilton (D.B.

170, pg. 713). Thence along the south line of Hamilton, S 87 56 08 E for 210.09 feet to a half inch iron pin set, being the northeast corner of described lot. Thence with a new line, S 03 55 44 W passing a half inch iron pin set at 465.66 feet, for a total distance of 490.66 feet to a point located in the center of Fullwood Road, being the southeast corner of described lot. Thence along the center of said road, N 84 20 26 W for 126.89 feet, N 82 56 42 W for 83.27 feet to the point of beginning. Containing 2.331 acres. Subject to the north margin of Fullwood Road and related utility easements.

The above described survey was performed by Dale E. Sagely, TN. RL.S. # 1888, on April 5, 2001, using Wild T1000 instrument with a closure II Category Survey, and a Local Magnetic North Bearing.
This conveyance is subject to the following restrictions:

1. No singlewide trailers allowed.
2. All doublewide trailers have to have concrete under pinning.

Situated on the foregoing said real property is a 2007 Gateway mobile home bearing Serial No. 011-000-H-T-031014AB, same is conveyed by this instrument.

Being the same property conveyed to Ashley Purviance by Warranty Deed dated December 20, 2019 of record in Deed Book 252, page 568; see also Miscellaneous Book 16, Page 424, Register's office for McNairy County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 291 FULLWOOD ROAD, STANTONVILLE, TN 38379.

PARCEL ID 076 042.12

THE SALE OF THE SUBJECT PROPERTY IS WITHOUT WARRANTY OF ANY KIND, AND IS FURTHER SUBJECT TO THE RIGHT OF ANY TENANT(S) OR OTHER PARTIES OR ENTITIES IN POSSESSION OF THE PROPERTY. ANY REPRESENTATION CONCERNING ANY ASPECT OF THE SUBJECT PROPERTY BY A THIRD PARTY IS NOT THE REPRESENTATION/

RESPONSIBILITY OF TRUSTEE(S)/ SUBSTITUTE TRUSTEE(S) OR THEIR OFFICE.

THIS SALE IS SUBJECT TO ANY UNPAID TAXES, IF ANY, ANY PRIOR LIENS OR ENCUMBRANCES LEASES, EASEMENTS AND ALL OTHER MATTERS WHICH TAKE PRIORITY OVER THE DEED OF TRUST UNDER WHICH THIS FORECLOSURE SALE IS CONDUCTED, INCLUDING BUT NOT LIMITED TO THE PRIORITY OF ANY FIXTURE FILING. IF THE U.S. DEPARTMENT OF THE TREASURY/ INTERNAL REVENUE SERVICE, THE STATE OF TENNESSEE DEPARTMENT OF REVENUE, OR THE STATE OF TENNESSEE DEPARTMENT OF LABOR AND WORK FORCE 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 ALL APPLICABLE GOVERNMENTAL ENTITIES RIGHT TO REDEEM THE PROPERTY, ALL AS REQUIRED BY 26 U.S.C. 7425, T.C.A. 67-1-1433, AND 28 U.S.C. 2410 (C). THE NOTICE REQUIREMENTS OF T.C.A. 35-5-101 ET SEQ. HAVE BEEN MET.

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 TRUSTEE/SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO RESCIND THE SALE

IF YOU PURCHASE A PROPERTY AT THE FORECLOSURE SALE, THE ENTIRE PURCHASE PRICE IS DUE AND PAYABLE AT THE CONCLUSION OF THE AUCTION IN THE FORM OF A CERTIFIED/BANK CHECK MADE PAYABLE TO OR ENDORSED TO LAW OFFICE OF J. PHILLIP JONES. NO PERSONAL CHECKS WILL BE ACCEPTED. TO THIS END, YOU MUST BRING SUFFICIENT FUNDS TO OUTBID THE LENDER AND ANY OTHER BIDDERS. INSUFFICIENT FUNDS WILL NOT BE ACCEPTED. AMOUNTS RECEIVED IN EXCESS OF THE WINNING BID WILL BE REFUNDED TO THE SUCCESSFUL PURCHASER AT THE TIME THE FORECLOSURE DEED IS DELIVERED.

Non-bank successful bidders will be required to provide information required by the Financial Crimes Enforcement Network (FinCen) before the deed will be delivered. The information includes, but is not limited to, full legal name, a tax identification number, date of birth, complete current residential street address for the beneficial owner(s) of the foreclosed property.

OTHER INTERESTED PARTIES: MCNAIRY COUNTY, TN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT (RB 17, PG 912; RB 22, PG 2060)

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
THIRD-PARTY INTERNET POSTING WEBSITE: www.foreclosurestn.com

This is improved and unimproved property known as 291 FULLWOOD ROAD, STANTONVILLE, TN 38379.

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