

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 February 14, 2006, executed by Danny Campbell and Ruthy Campbell, husband and wife, to Deusner & Kennedy, P.A. as Trustee, for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SOUTHBANK, its successors and assigns, and appearing of record on February 16, 2006, in the Register's Office of McNairy County, Tennessee, at Deed of Trust Book 380, Page 219, and Instrument Number 49424.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, 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 October 1, 2026, at 11:00 AM, local time, at the 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:

Beginning at an iron pin set in the North margin of Capooth Road, which point is the Southeast corner of Lot #22 of Griswell Division and the Southwest corner of the herein described lot; thence, from the point of beginning, and with the East line of Lot #22, North 45 degrees 54 minutes 11 seconds East 420.00 feet to an iron pin set at the Northwest corner of the herein

described lot; thence South 44 degrees 05 minutes 49 seconds East 257.76 feet to an iron pin set at the Northeast corner of the herein described lot; thence, on a new line through Griswell, South 54 degrees 48 minutes 57 seconds West 442.83 feet to an iron pin set in the North margin of Capooth Road; thence, with the North margin of Capooth Road, North 38 degrees 48 minutes 56 seconds West 189.96 to the point of beginning, containing 2.2 acres, more or less.

The foregoing legal description is based upon a plat of survey of Advanced Land Surveying, Inc., Gregory J. Perry, Registered Land Surveyor, Tennessee Certificate Number 1999.

Being that property conveyed to Danny Campbell and wife, Ruthy Campbell, by Warranty Deed of Billy Griswell and wife, Andrea Griswell, dated July 22, 2005, of record in Deed Book 195, Page 663, Register's Office of McNairy County, Tennessee.

Parcel ID: 149 039.00 000

Commonly known as 2368 Capooth Road Ramer, TN 38367

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: Danny Campbell and Ruthy Campbell; Estate/Heir(s) of Danny Campbell, 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.

Clear Recon LLC
Substitute Trustee
651 East 4th Street Suite 200
Chattanooga, Tennessee 37403
Phone: (877) 319-8840

File No: 1263-3800A

Newspaper: McNairy County News

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