

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 March 13, 2020, and the Deed of Trust of even date securing the same, recorded March 13, 2020, in Book No. 432, at Page 2245, in Office of the Register of Deeds for McNairy County, Tennessee, executed by Gina Allen, conveying certain property therein described to Glenn D Everton as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Brighton Bank ISAOA/ATIMA, its successors and assigns; and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by PennyMac Loan Services, LLC.

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 PennyMac Loan Services, LLC, will, on **July 14, 2026 on or about 12:00 PM, at the At the McNairy County Courthouse 170 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 on a 5/8-inch diameter iron rod set with a plastic cap stamped "CHAD W. RICKMAN TN RLS 2149" (which is typical of all Iron rods set during the course of this survey) at a fence corner on the presumptive south right-of-way line of Roy Seay Road (based on a width of 25 feet from the existing center of pavement) at the northwest corner of this tract, the same being the northwest corner of the tract which this is a part and the northeast corner of Hector Soto, Jr. and wife, Lisa Soto (Deed Book 235, Page 810), said rod being located South 49 degrees 32 minutes 32 seconds East, 397.00 feet from a surveyor's mag nail found in the centerline intersection of Roy Seay Road and Matt Road, and runs; thence, South 53 degrees 31 minutes 57 seconds East, 273.25 feet along the presumptive south right-of-way line of Roy Seay Road to the northernmost northeast corner of this tract, said point being located South 43 degrees 35 minutes 22 seconds West, 1,72 feet from a 1/2-inch Iron rod found; thence, leaving Roy Seay Road and along newly created severance lines through the remaining lands of William Harold Sanders (Deed Book 207, Page 128), the following courses and distances: South 43 degrees 35 minutes 22 seconds West, 93.15 feet to a 1/2-inch iron rod found at an interior corner of this tract; thence, South 51 degrees 37 minutes 47 seconds East,

154.07 feet to an iron rod set at the easternmost northeast corner of this tract, the same being in the west line of Tracy Scott Smith and wife, Karen Smith (Deed Book 149, Page 364), said rod being located South 02 degrees 30 minutes 50 seconds West, 117.60 feet from an iron rod set on the presumptive south right-of-way line of Roy Seay Road at the northeast corner of the tract which this is a part; thence, South 02 degrees 30 minutes 50 seconds West, 132.40 feet along the west line of Smith to an iron rod set at the southeast corner of this tract, the same being the southeast corner of the tract which this is a part and an Interior corner of Smith; thence, North 53 degrees 31 minutes 57 seconds West passing through an iron rod set beside a steel fence post at 230.82 feet at a northwest corner of Smith, and continuing 119.18 feet, a total of 350.00 feet along the north lines of Smith and Soto to a steel fence post found at a fence corner at the southwest corner of this tract, the same being the southwest corner of the tract which this is a part and an interior corner of Soto; thence, North 02 degrees 30 minutes 50 seconds East, 250.00 feet along the east line of Soto to the Point Of Beginning. Containing 61,690 square feet or 1.42 acres, more or less, within these bounds by survey of Chad W. Rickman, Licensed Land Surveyor No. 2149 In November of 2019. All bearings contained in this description have been based on the Tennessee Grid North American Datum of 1983.

ALSO KNOWN AS: 2165 Roy Seay Road, Selmer, TN 38375

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:

GINA ALLEN
MCNAIRY COUNTY, TENNESSEE

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 by a third-party internet posting company. **FLG No. 350945**

DATED June 8, 2026

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