

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 July 9, 2010, and the Deed of Trust of even date securing the same, recorded July 19, 2010, in Book No. 400, at Page 530, in Office of the Register of Deeds for McNairy County, Tennessee, executed by Steven Lute, conveying certain property therein described to Fidelity National Title as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Embrace Home Loans, Inc., its successors and assigns; and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Lakeview Loan Servicing, 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 Lakeview Loan Servicing, LLC, will, on **September 9, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MCNAIRY, STATE OF TENNESSEE IN DEED BOOK 212 AT PAGE 99 AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERN RIGHT OF WAY OF TENNESSEE STATE ROUTE 5, AND BEING IN THE SOUTHERN BOUNDARY OF JIMMY LOTT, AND BEING IN THE NEC OF A 0.148 ACRE TRACT CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD DEED BOOK 145 PAGE 409, REGISTERS OFFICE FOR MCNAIRY COUNTY, TENNESSEE, THENCE NORTH 88 DEGREES 43 MINUTES 17 SECONDS EAST 310.53 FEET WITH THE SOUTHERN BOUNDARY OF JIMMY LOTT TO A STEEL FENCE POST; THENCE SOUTH 04 DEGREES 20 MINUTES 46 SECONDS EAST 120.00 FEET TO A STEEL FENCE POST AT THE NEC OF RAY; THENCE SOUTH 88 DEGREES 42 MINUTES 57 SECONDS WEST 319.02 FEET WITH THE BOUNDARY OF RAY TO AN IRON PIN IN THE EASTERN RIGHT OF WAY OF S.R. 5; THENCE NORTH 00 DEGREES 17 MINUTES 20 SECONDS WEST 119.88 FEET

**WITH THE EASTERN RIGHT OF WAY OF S.R. 5 TO THE
POINT OF BEGINNING, SAID PROPERTY CONTAINS
0.866 ACRES, MORE OR LESS.**

ALSO KNOWN AS: 11977 Highway 45 North, Finger, TN 38334

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:

STEVEN LUTE

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. 355819**

DATED June 30, 2026

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