

## 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 October 24, 2019, and the Deed of Trust of even date securing the same, recorded October 25, 2019, in Book No. 431, at Page 1361, in Office of the Register of Deeds for McNairy County, Tennessee, executed by Adonis Jones, conveying certain property therein described to Scott R. Valby as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns; and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by The Secretary of Veterans Affairs, an officer of the United States.

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 The Secretary of Veterans Affairs, an officer of the United States, will, on April 6, 2026 on or about 11:00 AM, at the Southwest Door of the McNairy County Courthouse 170 W Court Ave., 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:

TRACT #1: BEING Lot #20 of Country Club Lane Subdivision, as shown on plat of record in the Office of the Register for McNairy County, Tennessee, in Plat Book 2 page 20, (redesignated as Plat Cabinet "A", Slide 8) and described as follows: BEGINNING at a stake in the East line of Orlando, the SWC of Lot #21, runs thence North 86 degrees 43 minutes East 200 feet to a stake in the West margin of Country Club Lane; thence South 3 degrees 17 minutes East with the West margin of Country Club Lane, 150 feet to a stake; thence South 86 degrees 43 minutes West 200 feet to a stake in the East line of Orlando; thence North 3 degrees 17 minutes West with the East line of Orlando, 150 feet to the point of beginning. TRACT #2: BEING Lot #21, Country Club Lane Subdivision, according to map or plat thereof on file and of record in the Office of the Register for McNairy County, Tennessee, in Plat Book 2 page 20, (redesignated as Plat Cabinet "A", Slide 8) reference to which is hereby made to as part of this description.

ALSO KNOWN AS: 637 Country Club Lane, 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:

ADONIS JONES

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. 365204

DATED February 13, 2026

Foundation Legal Group, LLP fka  
WILSON & ASSOCIATES, P.L.L.C.,  
Successor Trustee  
FLG No. 365204