

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 May 12, 2016, and the Deed of Trust of even date securing the same, recorded May 12, 2016, in Book No. 419, at Page 2552, and modified on April 22, 2022, in Book No. 13, at Page 849 in Office of the Register of Deeds for McNairy County, Tennessee, executed by Amanda Kelley and Jeremy S Kelley, conveying certain property therein described to Deusner & Kennedy as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Network, 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 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 October 20, 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 preapproved 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 at a point in the center of Bethesda Purdy Road at the southeast corner of David Thacker (Deed Book 144, Page 119); thence, with the center of said road following the arc of a curve to the left having an arc length of 260.45 feet, with a radius of 2940.22 feet having an chord bearing of South 31 degrees 28 minutes 17 seconds West for a chord distance of 260.36 feet to a point; thence, North 70 degrees 46 minutes 19 seconds West passing an iron rod found at 25.36 feet and continuing on in all for a total distance of 700.79 feet to an iron rod found; thence, North 04 degrees 57 minutes 16 seconds East 355.48 feet to a pipe found; thence, with the southern boundary line of Thacker, South 64 degrees 40 minutes 41 seconds East passing a pipe found at 832.13 feet and continuing on in all for a total distance of 848.45 feet to the point of beginning. Containing 5.28 acres as surveyed by Superior Land Surveying, Inc. "RLS- 2148." This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

ALSO KNOWN AS: 3482 Bethesda Purdy 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:

AMANDA KELLEY
JEREMY S KELLEY
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
PLAZA SERVICES LLC

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. 328909

DATED September 21, 2026

Foundation Legal Group, LLP fka

WILSON & ASSOCIATES, P.L.L.C.,

Successor Trustee