

TRUSTEE'S SALE

WHEREAS, default having been made in payment of the debts and obligations to be paid by Velma B. Floyd and David E. Floyd, as tenants in common with right of survivorship, as shown in a certain deed of trust dated the 27th day of October, 2017, to Ken Seaton, as Trustee, at Deed of Trust Book 425, page 72 in the Register's Office of McNairy County, Tennessee (the "Deed of Trust"); and WHEREAS, John E. Talbott was thereafter appointed as Substitute Trustee in the place of the said Ken Seaton by Appointment of Substitute Trustee dated July 17, 2026, at Record Book 39, page 1360 in the Register's Office of McNairy County, Tennessee; and

NOW THEREFORE, Margaret Ann Robinson, the owner of the indebtedness secured, having requested the undersigned to advertise and sell the property described in and conveyed by the Deed of Trust, all of said indebtedness having matured by default in the payment of a part thereof, this is to give notice that John E. Talbott will, on September 25, 2026, and commencing at 9:00 a.m. Central Daylight Time at the West Door of the McNairy County, Tennessee Courthouse, located at 170 West Court Avenue, Selmer, Tennessee 38375, proceed to sell at public outcry to the highest and best bidder for cash, the following described property, to-wit:

Being a part of Lots 10 and 11 in Block "P" as the same appears in the Plat of Selmer as recorded in the Office of the Register for McNairy County, Tennessee, in Deed Book "V" pages 21 and 22 and BEGINNING at a stake on West Warren Street Extended at the NWC of Lot No. 10 in said Block "P" runs thence South with the West boundary line of said Lot No. 10, 100 feet to a stake; thence East and at right angles with said Lot No. 10 West boundary line 100 feet to a stake on the East boundary line of Lot No. 11; thence North, with the West boundary line of said Lot No. 11 100 feet to said West Warren Street Extended; thence West with said West Warren Street Extended 100 feet to the beginning. Said lots hereby conveyed are bounded on the North by West Warren Street Extended, on the south by J.E. Hodges; on the East by Troy Smith and on the West by Allie Hockaday and Mrs. Flora Milstead.

This being the identical real property conveyed to Velma B. Floyd and David E. Floyd, as tenants in common with right of survivorship, from Margaret Ann Robinson, by Warranty Deed dated October 27, 2017, of record in Deed Book 244, page 511 in the Register's Office of McNairy County, Tennessee.

Property Address: 314-320 Warren Avenue, Selmer, Tennessee 38375

Owners of Property: Velma B. Floyd & David E. Floyd, tenants in common with rights of survivorship

1st deed of trust lien holder: Margaret Ann Robinson

Other interested parties: None

Sale made subject to prior liens or encumbrances, if any, and all subdivision restrictions, building lines, easements of record, and any lien for any unpaid city and/or county property taxes, and all city, state, and federal laws and ordinances which may affect the subject real property.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in the Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Trustee.

Sale made subject to the lien for any unpaid city or county property taxes and any rights of existing tenants.

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:

TRUSTEE: John E. Talbott, Attorney at Law
117 East Main Street, P.O. Box 126
Henderson, Tennessee 38340

This notice is posted to and published in McNairy County News and submitted to foreclosuretennessee.com for third-party website posting pursuant to Tennessee Code Annotated § 35-5-101.