

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TENNESSEE, McNairy COUNTY

WHEREAS, Regina D. Scott, individually and as attorney-in-fact for Jeffery J. Brewer, as borrower(s), executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Equity Prime Mortgage LLC, Lender, and Ken Seaton, Trustee(s), which was dated 3/8/2024, and recorded on 3/8/2024, as Instrument No. 134810, in Book 23, Page 2960, securing the payment of a Note in the amount of \$175,757.00, in McNairy County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust; Equity Prime Mortgage LLC, (the "Holder"), appointed the undersigned, Vylla Solutions – Tennessee, LLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Vylla Solutions – Tennessee, LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **4/23/2026**, at or about **12:00 PM** at the usual and customary location **At the front door of McNairy County Courthouse, 170 West Court Avenue, Selmer 38375**, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in McNairy County, Tennessee, to wit:

Land situated in McNairy County, Tennessee:

MAP 56 PARCEL 67.03

BEGINNING AT A POINT WHERE THE CENTERLINE OF U.S. HIGHWAY #64 IS INTERSECTED BY THE CENTERLINE OF A COUNTY GRAVEL ROAD, ACROSS FROM THE ADAMSVILLE HIGH SCHOOL, RUNS THENCE IN A WESTERLY DIRECTION, WITH CENTERLINE OF SAID U.S. HIGHWAY #64, 100 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION, APPROXIMATELY 538 FEET TO A STAKE IN THE SOUTH LINE OF CLEARY; THENCE IN A SOUTHEASTERLY DIRECTION, WITH THE SOUTH LINE OF CLEARY, APPROXIMATELY 318 FEET TO A STAKE IN THE CENTERLINE OF SAID COUNTY GRAVEL ROAD; THENCE IN A SOUTHWESTERLY DIRECTION, WITH CENTERLINE OF SAID COUNTY GRAVEL ROAD, APPROXIMATELY 364 FEET TO THE POINT OF BEGINNING, CONTAINING BY ESTIMATION, ONE AND ONE HALF ACRES, MORE OR LESS.

INCLUDED IN THE FOREGOING BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE, IS 0.047 ACRES MORE OR LESS CONVEYED BY KEITH HOWELL TO THE STATE OF TENNESSEE BY WARRANTY DEED DATED AUGUST 18 1998 OF RECORD IN DEED BOOK 164, PAGE 569, REGISTER'S OFFICE OF MCNAIRY COUNTY, TENNESSEE.

SOURCE OF TITLE: BEING THE PROPERTY JEFFERY J. BREWER AND REGINA D. SCOTT OBTAINED BY WARRANTY DEED OF JOHN HATFIELD, DALE HARRISON

AND DUSTY NAGLE AND BEING OF RECORD IN RECORD BOOK 23 AT PAGE 2955 IN THE REGISTER'S OFFICE MCNAIRY COUNTY, TENNESSEE.

Tax Parcel ID: 056 067.03

Address/Description: **752 W MAIN ST, ADAMSVILLE, TN 38310**

Current Owner(s): Jeffery J. Brewer and Regina D. Scott

Other Interested Party(ies): None

If the Internal Revenue Service and/or U.S. Department of Treasury is listed as Other Interested Party above, then the notice required under 26. U.S.C. 7425(b) was timely provided and the sale of the land advertised will be subject to the right of the U.S. to redeem the land as provided in 26 U.S.C. 7425(d)(1). If the Tennessee Department of Revenue and/or the Tennessee Department of Labor and Work Force Development is listed as Other Interested Party above, then the notice required under TCA 67-1-1433(b) was timely provided and for each lien identified, the sale of the land advertised will be subject to the right of The State of Tennessee to redeem the land as provided for in TCA 65-1-1420.

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose.

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

The right is reserved to adjourn/postpone the day of the sale to another day, time, and place certain, by verbal announcement at the time and place for the sale set forth above; if the postponement is for five (5) days or more, the postponement announcement will also be posted on website of www.foreclosure-postings.com

Except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is, where is".

The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to confirmation by lender or Substitute Trustee.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Vylla Solutions - Tennessee, LLC, Substitute Trustee
P.O. Box 3309
Anaheim, California 92803

Phone: (888) 313-1969

TS#: 25-37687

Publication Dates: **3/5/2026, 4/2/2026, 4/9/2026 4/16/2026**

Online Posting Website and Date of Posting: **www.foreclosure-postings.com**

Posting begin date: **3/5/2026** Posting end date: **4/16/2026**