

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed the 8th day of May, 2026 by **MEGAN GALLIEN** to W. Andrew Yarbrough, Trustee, as same appears of record in Deed of Trust Book 433 Page 1007 in the Register's Office for McNairy County, Tennessee and which Deed of Trust conveyed certain property as therein described to the Trustee therein named to secure **PEOPLES BANK**.

WHEREAS, said W. Andrew Yarbrough, Trustee, is unable to act as Trustee under the Deed of Trust, and I have been appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Record Book 38 Page 1403, Register's Office for McNairy County, Tennessee;

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 Owner and Holder, and that the undersigned, Leslie W. Creasy, as Successor Trustee, by virtue of the power and authority vested in him, will on July 2, 2026 commencing at 10:00 AM at the east door of the McNairy County Courthouse in Selmer, Tennessee, offer for sale certain property hereafter described to the highest bidder FOR CASH, and free from the statutory rights of redemption, homestead, dower and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Hardin County, Tennessee, and being more particularly described as follows:

BEGINNING at the NWC of the old Tidwell gin lot in the Town of Adamsville, Tennessee; runs thence East 145 feet to a stake; thence North 68 feet to a stake; thence West 145 feet to a stake; thence South 68 feet to the beginning.

This being the same property conveyed to Megan Gallien by deed of Jeffrey Heeney and Angela M. Heeney, dated May 5, 2020 and recorded in Deed Book 253, page 842 in the Register's Office of McNairy County, Tennessee.

ALSO KNOWN AS:

127 North Oak Street, Adamsville, TN 38310

McNairy County Tax Map 055H, Group A, Control Map 055H, Parcel
019.00

The Sale of the above described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back 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 any matter that an accurate survey of the premises might disclose.

Other interested parties in the property are: LVNV Funding, LLC

Title is believed to be good, but the undersigned will only sell and convey only as Substitute Trustee and not further or otherwise. 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.

**THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT, ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

As of July 1, 2025, notices pursuant to Tennessee Code Annotated §
35-5-101(a)(2) are posted online on a third party website online at
www.foreclosurestn.com.

DATED June 11, 2026

Leslie W. Creasy, Successor Trustee
Creasy Jones & Mitchell, Attorneys at Law, P.C.
390 Main Street, Savannah, TN 38372
(731) 925-9118