SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 17, 2026, at or about 11:00 AM, local time, at the north door of the Henry County Courthouse, 101 West Washington Street, Paris, TN 38242, pursuant to the Deed of Trust executed by Justen Byars and Brandi L. Byars, Husband and Wife, to Wilburn J. Evans, as Trustee for Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for FirstBank, its successors and assigns, dated September 23, 2016, and recorded in Book 451, Page 59, and as modified in Book 695, Page 16, in the Register's Office for Henry County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Henry County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: FirstBank

Other interested parties: Portfolio Recovery Associates LLC; Midland Credit Management, Inc.; Midland Funding LLC; Brandi Byars

The hereinafter described real property located in Henry County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: BEGINNING in the center of the Cowpath Road, at the northwest corner of a two acre strip which was previously conveyed to James Everett Nored, running thence in a northern or northeastern direction with the center of the road 48 poles more or less to an iron stake; thence East 2 poles to Linsman`s west line, at an iron stake; thence South with Linsman`s west line, 46 poles, more or less to the northeast corner of said two acre strip previously conveyed to James Everett Nored; thence with the north line of Nored`s two acre strip approximately 25 poles to the beginning, containing 3 acres, more or less. Included but expressly excluded from this conveyance is a tract of land conveyed to Michael S. Soden and wife, Isabelle H. Soden by Ricky J. Revel and wife, Jennifer D. Revel, dated May 30, 1989, of record in Deed Book 205, pages 244-245, in the Register`s Office of Henry County, Tennessee, and being more particularly described as follows: BEGINNING at a found grader blade in the eastern right of way of Shady Grove Road, 35.26 feet from the centerline, the northwest corner of Nored, DB 85, page 394; runs thence with the highway boundary, North 26 deg. 12 min. 51 sec. East 235.04 feet to a set iron pin; thence South 79 deg. 56 min. 17 sec. East 240.75 feet to a set iron pin in the west line of Linsman, DB 69, page 654; thence with the west line of Linsman and a fence South 3 deg. 25 min. 38 sec. West 209.76 to a found grader blade, the northeast corner of Nored; thence with the north line of Nored; North 82 deg. 57 min. 13 sec. West 330.83 feet to the point of beginning and containing 1.419 acres, more or less. Bearings are based on a magnetic reading taken on May 24,1989, according to the survey and description of Lucile D. Smith. R.L.S. Tennessee Reg. No. 1508, dated May 25, 1989. Subject to common driveway agreement between Mary Ann Kazimir and Ricky Revel and Jennifer Revel, dated November 26, 1993, of record in Deed Book 230, page 312, in the Register's Office of Henry County, Tennessee. Subject to a common well agreement between Mary Ann Kazimir and Ricky Revel and Jennifer Revel, dated November 26, 1993, of record in Deed Book 230, page 316, in the Register's Office of Henry County, Tennessee. This being the same real estate conveyed to Justin Byars and wife, Brandi Byars by Warranty Deed of Dannie Byars and wife, Mary Ann Byars, dated August 10, 2015 and of record in Record Book 425, Page 662, in the Register's Office of Henry County, Tennessee. Justin Byars is one and the same as Justen Byars and Justen Daniel Byars. Brandi Byars is one and the same as Brandi Lea Byars and Brandi L. Byars.

Street Address: The street address of the property is believed to be 1660 Shady Grove Road, Paris, TN 38242, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 074-027.01

Current owner(s) of Record: Justin Byars aka Justen Daniel Byars

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims

and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

This Notice of Sale has been posted by Capital City Posting and can be viewed online at CapitalCityPostings.com.

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