

## SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on May 13, 2026, at or about 11:00 AM, local time, at the north door of the Dyer County Courthouse, 101 W Court Street, Dyersburg, TN 38025, pursuant to the Deed of Trust executed by Charles Imboden and Christie Imboden, husband and wife, to Dyer Land Title Company, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DAS Acquisition Company, LLC., its successors and assigns dated January 7, 2022, and recorded in Book 999, Page 775, Instrument Number 20220147, in the Register's Office for Dyer County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Dyer 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: Planet Home Lending, LLC

Other interested parties: Lendmark Financial Services

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

Legal Description: Lying and being in the Seventh (7th) Civil District of Dyer County, Tennessee and being more particularly described as follows:

BEGINNING at a cotton picker spindle in the center of Carl Seaton Road, said point being at the northwest corner of Maxine Tate (RB 570, Pg. 007) and the northeast corner of the herein described tract; runs thence with the east line of Tate, South 04 degrees 01 minute 45 seconds West, a distance of 563.96 feet to an iron rod in a fence in the north line of Mackie Joslyn (DB 243, Pg. 235); runs thence with the north line of Joslyn and generally following portions of an old wire fence, North 82 degrees 20 minutes 34 seconds West, a distance of 448.18 feet to a wood post at a fence corner; thence continues with a wire fence, North 01 degree 25 minutes 16 seconds East, a distance of 22.54 feet to wood post at an upper southeast corner of Scott Owen (RB 311, Pg. 004); runs thence with the east line of Owen, North 09 degrees 29 minutes 02 seconds East, a distance of 145.78 feet to an iron rod at the southeast corner of Jeremiah Welch (RB 781, Pg. 582); runs thence with the east line of Welch, North 07 degrees 56 minutes 37 seconds East, a distance of 255.89 feet to a revetment rod in the center of Carl Seaton Road; runs thence with the center of Carl Seaton Road the following calls: North 72 degrees 24 minutes 15 seconds East, a distance of 88.13 feet; North 79 degrees 38 minutes 30 seconds East, a distance of 86.81 feet; North 85 degrees 42 minutes 44 seconds East, a distance of 107.49 feet; North 78 degrees 26 minutes 29 seconds East, a distance of 37.92 feet; North 74 degrees 31 minutes 40 seconds East, a distance of 67.79 feet; North 80 degrees 57 minutes 55 seconds East, a distance of 45.34 feet to the POINT OF BEGINNING, and containing 4.91 acres, more or less, as surveyed by Craig J. Barron, R.L.S.# 2639 on July 11th, 2014.

TAX MAP 098 CONTROL MAP 098 PARCEL 068.00

Property Address: 513 Viar Road, Dyersburg, TN 38024

This being the same property conveyed unto Charles Imboden, by Warranty Deed from Michael L. Dobis and wife, Kimberly A. Dobis, recorded in Book 999, page 772, in the Register's Office for Dyer County, Tennessee.

Street Address: The street address of the property is believed to be 513 Viar Road, Dyersburg, TN 38024, 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: 098 068.00

Current owner(s) of Record: Charles Imboden and Christie Imboden

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.

*The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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](http://CapitalCityPostings.com).**

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