

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on April 1, 2026, at or about 11:00 AM, local time, at the North Door of the Dyer County Courthouse, 101 W Court Street, Dyersburg, TN 38024, pursuant to the Deed of Trust executed by CHRISTOPHER D KING AND ERIKA KING AKA ERICA KING, HUSBAND AND WIFE, to G W HAMPTON, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR SECURITY BANK dated April 20, 2016, and recorded in Book 851, Page 394, and at Instrument Number 20161644 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: U.S. Bank National Association

Other interested parties: United States of America- Rural Housing Service

THE UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE

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 6th Civil District of Dyer County, Tennessee, in the City of Newbern, and being described as follows: Point of Beginning being at the intersection of the south right-of-way line of Williams Street or East Johnson Street and the east right-of-way line of York Street; thence north 84 degrees 34 minutes east along the south right-of-way line of Williams Street or East Johnson Street a distance of 170.94 feet, this being the northeast corner of said property; thence south 06 degrees 00 minutes east a distance of 85.80 feet, this being the southeast corner of said property and the southwest corner of the Harrison lot; thence south 84 degrees 34 minutes west a distance of 170.94 feet, this being the southwest corner of said property and a point in the east right-of-way line of York Street; thence north 06 degrees 00 minutes west along the east right-of-way line of York Street a distance of 85.80 feet to the point of beginning.

This being the same property conveyed unto Christopher D. King and wife Erica King by Warranty Deed recorded in Record Book 851, pages 391, in the Register's Office for Dyer County, Tennessee.

Street Address: The street address of the property is believed to be 108 North York Street, Newbern, TN 38059, 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: 047J B 001.00 000

Current owner(s) of Record: Christopher D. King and Erica King

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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