

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on March 11, 2026, at or about 2:00 PM, local time, at the southwest door of the McNairy County Courthouse, 170 West Court Avenue, Selmer, TN 38375, pursuant to the Deed of Trust executed by Nola J. Mendenhall, to John C. Clark, as Trustee for Bankers Mortgage Company dated December 20, 2002, and recorded in Book 343, Page 19, at Instrument Number 28212 in the Register's Office for McNairy County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the McNairy 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: NewRez LLC

Other interested parties: None

The hereinafter described real property located in McNairy 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 Sixth Civil District of McNairy County, Tennessee, and being more particularly bounded and described as follows: COMMENCING at the point of intersection of the Eastern right-of-way of Oxford Creek Drive and the Northern right-of-way of Pleasant Site-Pleasant Grove Road; thence Northerly with the Eastern right-of-way of Oxford Creek Drive as follows: North 00 degrees 29 minutes 28 seconds West 78.07 feet; North 12 degrees 00 minutes 53 seconds West 91.67 feet; North 25 degrees 36 minutes 52 seconds West 156.29 feet; North 39 degrees 34 minutes 04 seconds West 68.86 feet to an iron pin, the Northwest corner of the Jessie Roach tract and the TRUE POINT OF BEGINNING OF THE SUBJECT TRACT; thence with the Eastern right-of-way of Oxford Creek Drive as follows: North 39 degrees 34 minutes 05 seconds West 206.71 feet; North 31 degrees 34 minutes 15 seconds West 111.34 feet; North 15 degrees 41 minutes 33 seconds West 80.13 feet; North 02 degrees 14 minutes 29 seconds West 76.51 feet; North 10 degrees 47 minutes 25 seconds East 143.45 feet; North 23 degrees 57 minutes 27 seconds East 91.04 feet to an iron pin; thence South 62 degrees 47 minutes 38 seconds East with a severance line 674.79 feet to an iron pin, a common corner with the Jessie Roach tract; thence South 54 degrees 15 minutes 20 seconds West with the Northern boundary of Roach 553.61 feet to the point of beginning,.

The foregoing legal description is based upon a plat of survey of James A. Martin, Registered Land Surveyor, Tennessee Certificate Number 1469, which plat of survey is dated April 26, 1991.

Being the same property conveyed to Carlton E. Mendenhall and wife, Nola J. Mendenhall by deed of record in Deed Book 158, Page 183 in the Register's Office of McNairy County, Tennessee. Carlton E. Mendenhall deceased April 2, 1998, leaving Nola J. Mendenhall as the surviving tenant by the entirety.

Street Address: The street address of the property is believed to be 1826 Oxford Creek Road, Selmer, TN 38375, 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: 110-017.17

Current owner(s) of Record: Nola J Mendenhall; Estate/Unknown Heirs of Nola J Mendenhall

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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