

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated December 30, 2021, and the Deed of Trust of even date securing the same, recorded January 13, 2022, in Book No. T1576, at Page 244, in Office of the Register of Deeds for Loudon County, Tennessee, executed by Rebecca D Hudson, conveying certain property therein described to Charles E. Tonkin, II as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Investors Group, its successors and assigns; and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by PennyMac Loan Services, LLC.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by PennyMac Loan Services, LLC, will, on January 13, 2026 on or about 11:00 AM, at the On the front steps, Loudon County Courthouse 601 Grove Street, Loudon, TN 37774, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all redemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Loudon County, Tennessee, and being more particularly described as follows:

SITUATED in the Second (2nd) Civil District of Loudon County, Tennessee, and within the corporate limits of the City of Lenoir City, being all of Lots Nos. 21 and 22 in Block No. 17 of Section 3 of Payne's Map of the Town of Lenoir City of record in Plat Cabinet D, Slide 102, said Register's Office, said lots lying adjacent, forming one boundary, having a combined frontage of 50.03 feet on the Northeast said of "E" Street, and being more particularly bounded and described as follows: BEGINNING at an iron pipe in the Northeast line of "E" Street, distance in a Southeasterly direction 50 feet from the point of intersection of "E" Street with Fourth Avenue, and marking common corner of Lots 22 and 23; thence with dividing line between Lots 22 and 23, N 50 deg. 58 min. E 142.36 feet to an iron pipe in the Southwest line of an alley; thence with said alley, S 40 deg. 36 min. E 49.84 feet to an iron pipe, common corner of Lots 20 and 21; thence with the dividing line between Lots 20 and 21 S. 50 deg. 53 min. W 143.56 feet to an iron pipe in the Northeast line of "E" Street; thence with "E" Street, N 39 deg. 13 min. W 50.03 feet to the point of BEGINNING, as shown by survey of Wade B. Nance, surveyor, dated April 18, 1989.

ALSO KNOWN AS: 409 North East Street, Lenoir City, TN 37771

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback 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 to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

REBECCA D HUDSON TENANTS OF

UNITED STATES OF AMERICA, RURAL HOUSING SERVICE

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. As of July 1, 2025, notices pursuant to Tennessee Code Annotated §35-5-101 et seq. are posted online at www.internetpostings.com by a third-party internet posting company. FLG No. 364297

DATED December 16, 2025

Foundation Legal Group, LLP fka WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

12.24.25, 12.31.25 order#364297