

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 February 7, 2022, and the Deed of Trust of even date securing the same, recorded February 9, 2022, in Book No. 1447, at Page 4, in Office of the Register of Deeds for Hawkins County, Tennessee, executed by Kimberly Paige Walker and Daniel Michael Fritz, conveying certain property therein described to CT Corporate Systems as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Home Loans, 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 March 5, 2026 on or about 11:00 AM, at the At the Hawkins County Courthouse 100 East Main Street,, Rogersville, TN 37857, 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 Hawkins County, Tennessee, and being more particularly described as follows:

SITUATE in the Fifth Civil District of Hawkins County, Tennessee, and being all of Lot 31 of the Johnson Estates, a map or plat of which is of record in Map Cabinet 1, Envelope 258B, formerly Map Book 7, page 59, in the Register's Office for Hawkins County, Tennessee, and being more particularly described as follows: BEGINNING at an iron pin in the western margin of Wood Lane, corner to Lot No. 30; thence S. 55 00 W. 152 feet to an iron pin, corner to Webb; thence with Webb's line S. 36 34 E. 60.2 feet to an iron pin; thence S. 35 00 E. 39.8 feet to an iron pin; thence N. 55 00 E. 150 feet to an iron pin in the western margin of Wood Lane; thence with Wood Lane, N. 35 00 W. 100 feet to an iron pin, the point of BEGINNING.

SUBJECT to Restrictions of record in Deed Book 145, page 525, and as shown on the recorded map in said Register's Office.

ALSO KNOWN AS: 314 Wood Lane, Surgoinsville, TN 37873
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:

KIMBERLY PAIGE WALKER DANIEL MICHAEL FRITZ

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. 365094

DATED February 2, 2026

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

Successor Trustee

2.11.26, 2.18.26 order#365094