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 March 1, 2017, and the Deed of Trust of even date securing the same, recorded May 1, 2017, in Book No. 1233, at Page 57, in Office of the Register of Deeds for Hawkins County, Tennessee, executed by Charles V Warren, Jr, conveying certain property therein described to Landers Title Solutions as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Low VA Rates, LLC, its successors and assigns; and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by VILLAGE CAPITAL & INVESTMENT 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 VILLAGE CAPITAL & INVESTMENT LLC, will, on **July 30, 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 Fourth Civil District of Hawkins County, Tennessee, and being Lot 52, Austin Pointe Subdivision, Phase 1, as shown on map or plat prepared by Murrell Weems, Surveyor, dated November 13.1998, of record in the Register's Office for Hawkins County, Tennessee, in Map Cabinet 3, Envelope 708A.

ALSO KNOWN AS: 144 Austin Drive, Rogersville, TN 37857

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:

CHARLES V WARREN, JR
ESTATE OF CHARLES WARREN
HEIR(S) OF CHARLES WARREN
UNLOCK PARTNERSHIP SOLUTIONS INC.

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. 366430**

DATED June 29, 2026

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

Publication Dates: July 8 & 15, 2026.