

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 5, 2024, and the Deed of Trust of even date securing the same, recorded March 6, 2024, in Book No. 1338, at Page 584, in Office of the Register of Deeds for McMinn County, Tennessee, executed by Raymond F Turbyfill and Carolyn Turbyfill and Carrie Turbyfill Arden, conveying certain property therein described to Yale Riley as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, 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 Rocket Mortgage, LLC f/k/a Quicken Loans, 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 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, will, on **April 9, 2026 on or about 2:00 PM, at the McMinn County Courthouse 6 East Madison Avenue, Athens, TN 37303**, 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 McMinn County, Tennessee, and being more particularly described as follows:

Land situated In the County of McMinn in the State of TN BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIN IN THE NORTHWEST CORNER OF THE WITHIN DESCRIBED PROPERTY, AND IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 281, AND IN THE SOUTH PROPERTY LINE OF HIWASSEE LAND COMPANY (DEED BOOK 7-W, PAGE 468); FROM SAID POINT OF BEGINNING, RUNNING ALONG THE SOUTH PROPERTY LINE OF HIWASSEE LAND COMPANY, SOUTH 86 DEGREES 49 MINUTES 35 SECONDS EAST 509.25 FEET TO A SET IRON PIN; THENCE ALONG A FENCE LINE WITH PROPERTY OF PHILIP CANDAGE (DEED BOOK 9-V, PAGE 29), SOUTH 03 DEGREES 38 MINUTES 32 SECONDS WEST 1,857.35 FEET TO A FOUND IRON PIN IN THE NORTH RIGHT OF WAY LINE OF A 30 FOOT RIGHT OF WAY ALONG AN EXISTING DRIVE THAT LEADS FROM COUNTY ROAD 281 TO THE PROPERTY OF PHILLIP CANDAGE; THENCE ALONG A COMMON DIVIDING LINE WITH TRACT 1 OF THE VIRGIL AND JUANITA TURBYFILL PROPERTY THE FOLLOWING FOUR (4) CALLS AND DISTANCES: NORTH 73 DEGREES 33 MINUTES WEST, 380.87 FEET TO A FENCE POST; THENCE NORTH 53 DEGREES 13 MINUTES WEST 48.77 FEET TO A POINT; THENCE NORTH 53 DEGREES 13 MINUTES WEST 231.08 FEET TO A SET IRON PIN; THENCE NORTH 81 DEGREES 11 MINUTES WEST 262.21 FEET TO A SET IRON PIN IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 281; THENCE ALONG THE MEANDERINGS OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 281 THE FOLLOWING COURSES AND DISTANCES, TO-WIT: NORTH 30 DEGREES 10 MINUTES EAST, 64.45 FEET TO A POINT; THENCE NORTH 13 DEGREES 48 MINUTES EAST, 96.69 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES EAST, 74.88 FEET TO A POINT; THENCE NORTH 20 DEGREES 35 MINUTES EAST, 62.18 FEET TO A POINT; THENCE NORTH 32 DEGREES 17 MINUTES EAST, 69.49 FEET TO A POINT; THENCE NORTH 25 DEGREES 51 MINUTES EAST, 156.98 FEET TO A POINT; THENCE NORTH 15 DEGREES 23 MINUTES EAST, 73.35 FEET TO A POINT; THENCE NORTH 06 DEGREES 59 MINUTES EAST, 85.50 FEET TO A POINT; THENCE NORTH 04 DEGREES 49 MINUTES EAST, 24.25 FEET TO A SET IRON PIN; THENCE NORTH 04 DEGREES 49 MINUTES EAST, 80.00 FEET TO A POINT; THENCE NORTH 07 DEGREES 57 MINUTES EAST, 72.4 FEET TO A POINT; THENCE NORTH 19 DEGREES 01 MINUTE EAST, 384.86 FEET TO A POINT; THENCE NORTH 14 DEGREES 11 MINUTES EAST, 401.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.42 ACRES. SUBJECT TO ANY SETBACK LINES, EASEMENTS, AND CONDITIONS AND LIMITATIONS DEPICTED AND/OR NOTED ON OR ATTACHED TO THE ABOVE-REFERENCED SURVEY. SUBJECT TO ALL PRIOR EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS, VISIBLE OR OTHERWISE, AND FURTHER SUBJECT TO ANY GOVERNMENTAL ZONING OR REGULATIONS AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT WITH RESPECT TO THE PROPERTY.

ALSO KNOWN AS: 110 County Road 281, Niota, TN 37826

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:

- RAYMOND F TURBYFILL
- CAROLYN TURBYFILL
- CARRIE TURBYFILL ARDEN
- ESTATE OF RAYMOND F TURBYFILL
- HEIRS OF RAYMOND F TURBYFILL
- ESTATE OF RAYMOND TURBYFILL
- HEIR(S) OF RAYMOND TURBYFILL

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. 365364**

DATED March 1, 2026.

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