

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated **December 22, 2021**, executed by **Scott Burkart Jr, a married man**, to **Yale Riley** as Trustee, for **Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns**, and appearing of record on **December 28, 2021**, in the Register's Office of **McMinn County**, Tennessee, at Deed of Trust 1266, Page 397, and Instrument Number 232115.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Rocket Mortgage, LLC FKA Quicken Loans, LLC**, the party entitled to enforce said security interest; and having appointed Clear Recon LLC, the undersigned, as Substitute Trustee by instrument filed or being filed for record in the Register's Office of McMinn County, Tennessee, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust, and that the undersigned, Clear Recon LLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty, and authority vested and imposed upon said Substitute Trustee will, on **September 10, 2026, at 11:00 AM**, local time, at the front steps of the McMinn County Courthouse, 6 East Madison Avenue, located in Athens, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds **ONLY**, paid at the conclusion of the sale, the following described property situated in **McMinn County** to wit:

The land referred to herein below is situated in the County of McMinn, State of Tennessee, and is described as follows:

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 130-005.00-000

Land situated in the County of McMinn in the State of TN

The following described real property, to-wit:

Lying and being situated in the Fifth Civil District of McMinn County, Tennessee, and on the North side of County Road # 962, and being more particularly described as Tract One (1), Containing 11.76 Acres according to the survey of Doyle A. McCracken, Tennessee license # 745, date June 21, 2009, from whence the hereinafter description is taken, which Tract # 1 is more particularly described as follows:

Beginning at an iron pin corner on the North side of County Road 962 at a common corner between Tract 1 and Tract 2 on the McCracken survey at a fence post corner. which is a new common corner between Tract 1 and Tract 2 of the Ruth P. Owen property, thence with the fence North 14 degrees 40 minutes 39 seconds East 142.36 feet, North 14 degree 40 minutes 46 seconds East 112.58 feet, North 13 degrees 30 minutes 35 seconds East 211.46 feet, North 13 degrees 2 minutes 12 seconds East 100.10 feet, and North 16 degrees 33 minutes 41 seconds East 198.08 feet, to an iron pin at a 12' White oak in the Wayne Lethco line (Deed Book 13L, Page 69); thence with Lethco and a fence South 78 degrees 02 minutes 32 seconds East 540.34 feet, to a 6" Ironwood to an iron pin 5.5 foot Southeast of the ironwood on the corner of County Road # 962; thence with County Road # 962 South 10 degrees 33 minutes 30 seconds East, 222.26 feet, thence continuing with the West side of County Road # 962 on an arc the delta of which 19 degrees 51 minutes 07 seconds the radius of which is 285.72 feet with a tangent of which is 50 feet the length of which is 99 feet and a Chord direction of South 00 degrees 37 minutes 57 seconds East 98.50 feet to an iron pin; thence continuing on the left side of County Road # 962 South 9 degrees 17 minutes 37 seconds West 150.00 feet to an iron pin; thence headed North with the arc the delta 30 degrees 38 minutes 51 seconds the radius of which is 273.71 feet, the tangent of which is 75 feet, the length of which is 146.41 feet the Chord of which is South 24 degrees 37 minutes 02 seconds West, a distance of 144.67 feet to an iron pin on the West side of County Road # 962; thence continuing on the West side of County Road # 962 South 39 degrees 56 minutes 28 seconds West 268 feet to an iron pin; thence on an arc the delta of which is 77 degrees 26 minutes 14 seconds radius of which is 74.84 feet, the tangent of which is 60 feet; the length of which is 101.15 feet, the Chord of which is South 78 degrees 39 minutes 35 seconds West a distance of 93.63 feet, to an iron pin on the North side of County Road # 962; thence with the North side of County Road # 962 North 62 degrees 37 minutes 19 seconds West 315.73 feet; thence continuing with the North side of County Road # 962 in an arc the delta of which is 12 degrees 9 minutes 24 seconds, the radius of which is 469.54 feet, the tangent of which is 50 feet, the length of which is 99.62 feet, the Chord of which is North 68 degrees 42 minutes 01 seconds West 99.44 feet to an iron pin; thence continuing with the North side of County Road # 962 North 74 degrees 46 minutes 43 seconds West 43.65 feet to the iron pin at the Beginning Corner on the North side of County Road # 962 at the common corner of Tract 1 and Tract 2 of the Ruth P. Owen property.

Commonly known as: 193 County Road 962, Calhoun, TN 37309-5117

Being the same property conveyed to Duane Lambert, married, by deed dated January 30, 2013 of record in Deed Book 19-R, Page 771, in the County Clerk's Office.

WD BK 22Y PG 459

Parcel ID: 130 005 00000

Commonly known as 193 County Road 962 Calhoun, TN 37309

The street address and parcel number(s) of the above described property are believed to be correct; however, such references are not a part of the legal description of the property sold herein, and, in the event of any discrepancy, the legal description herein shall control

This sale is subject to tenant(s)/occupant(s) rights in possession.

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: **Scott Burkart Jr.**

Notice of Sale Published On-line at [HTTPS://BetterChoiceNotices.com](https://BetterChoiceNotices.com)

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good; however, the undersigned will sell and convey only as Substitute Trustee.

The transfer shall be AS IS, WHERE IS, AND WITH ALL FAULTS, and without warranties of any kind, express or implied, as to the condition of the Property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

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.

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 OFFICE IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Clear Recon LLC
Substitute Trustee
651 East 4 th Street Suite 200
Chattanooga, Tennessee 37403
Phone: (877) 319-8840
File No: 1006-2727A

Newspaper: The Daily Post Athenian

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