

**NOTICE OF SALE UNDER POWER OF DEED OF TRUST  
TENNESSEE, McMINN COUNTY**

By virtue of the power of sale contained in the Tennessee Deed of Trust from Remington Omni Enterprises, LLC, a Florida Limited Liability Company ("Grantors"), to Estes & Kennedy Law Offices, PLLC, Trustee ("Trustee") for the benefit of North Georgia National Bank ("Bank"), the Deed of Trust having been given to secure the obligations of Grantor to Bank, including without limitation, the obligations evidenced by a promissory note from Grantor to Bank, dated March 1, 2024, in the original principal amount of \$1,223,100.00, with interest from the date thereof at the rate specified (the "Note"). The original Deed of Trust has been recorded on March 11, 2024, at Book 1339 page 81-107, respectively, in the Register's Office of McMinn County, Tennessee, as may have been amended. The undersigned will sell at public outcry to the highest and best bidder for cash on **June 17, 2026, at 1:00 p.m.** at the south door of the McMinn County Courthouse 6 East Madison Avenue, Athens, TN 37303, in the City of Athens, McMinn County, Tennessee, all or parts of real property known and designated as Highway 39, Lot 4, Athens, Tennessee, more specifically described as:

**LOCATED** in the Fourth Civil District of McMinn County, Tennessee:

**BEING LOT FOUR (4)**, of the Athens Lions Park Property, as shown by the plat of record in Plat Cabinet G, Page 171, in the Register's Office for McMinn County, Tennessee, to which reference is hereby made.

**SUBJECT** to any setback lines, drainage and/ or utility easements, rights of way, conditions, limitations and restrictions depicted and/ or noted on or attached to the plat recorded in Plat Cabinet G, Page 171 and Deed Book 9-P, Page 144, both in the Register's Office, McMinn County, Tennessee.

**SUBJECT** to meanderings of the Branch (aka Dry Valley Creek) as noted on recorded plat in Plat Cabinet G, Page 171, and recorded survey in Deed Book 9-P, Page 144 in the Register's Office, McMinn County, Tennessee.

**SUBJECT** to Transmission Line Easement to Eastern Tennessee Power Company as set out in Deed Book ZZ, Page 65, in the Register's Office, McMinn County, Tennessee.

**SUBJECT** to Telegraph and Telephone Easement to Postal Telegraph Cable Company of record in Deed Book 3-P, Page 77, Register's Office, McMinn County, Tennessee.

**SUBJECT** to Sewer Easement to the City of Athens of record in Deed Book 5-R, Page 24-0 and Deed Book 6-E, Page 72, both in the Register's Office, McMinn County, Tennessee.

**BEING** the same property conveyed to Remington Omni Enterprises, a Florida Limited Liability Company by Warranty Deed, dated February 27, 2024 from Andreas M. Montgomery, recorded March 11, 2024, in Book 24A, Page 573-576 in the Register's Office, McMinn County, Tennessee.

Tax Map No. 065-025.04

The obligations secured by the Deed of Trust have been and are hereby declared due and payable because of default under the terms of the Deed of Trust and the Note, including but not limited to, the failure to make payments when due. The obligations remaining in default, this sale will be made for the purpose of applying the proceeds to the payment of the obligations secured by the Deed of Trust, accrued interest and expenses of the sale and all other payments provided for under the Deed of Trust, notice of intention to collect attorneys' fees having been given as provided by law; and the remainder, if any, shall be applied as provided by law.

The Property will be sold as the property of Remington Omni Enterprises, LLC, who, to the best of Bank's knowledge and belief, is the party in possession of the Property.

The Property will be sold "As Is," without express or implied warranties of any kind, subject to (a) all unpaid real and personal property ad valorem taxes and governmental assessments, and (b) all prior restrictions, rights-of-way, easements and assessments of record, if any, appearing of record prior to the date of the Deed of Trust and those appearing after the date of the Deed of Trust and consented to of record by Bank, as applicable.

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