

**SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on **04/23/2026 on or about 02:00 PM**, at the **Front Entrance, McMinn County Courthouse, 6 East Madison Avenue, Athens, TN 37303, McMinn County, Tennessee**, conducted by the Co-Substitute Trustees as identified and set for the herein below, pursuant to Deed of Trust executed by **JERI A. WITT, AN UNMARRIED WOMAN, to WESLEY D. TURNER, Trustee, and recorded on 01/13/2005 as Instrument No. 71799, Book 782 Page 866** in the real property records of McMinn County Register's Office, Tennessee.

Owner of Debt: **Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1**

The following real estate located in **McMinn County, Tennessee**, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of records:

**LYING AND BEING IN THE FIRST CIVIL DISTRICT OF MCMINN COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:**

**BEGINNING AT THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHWESTERN CORNER OF PROPERTY OF JENSON (DB15C/310), SAID POINT ALSO LYING IN THE EASTERN RIGHT OF WAY OF CO. ROAD 571; RUN THENCE ALONG PROPERTY OF JENSON NORTH 88 DEGREES 12 MINUTES EAST 220 FEET TO A CORNER; THENCE ALONG PROPERTY OF ALTSTATT SOUTH 01 DEGREES 00 MINUTES EAST 197.78 FEET TO A CORNER; THENCE SOUTH 88 DEGREES 17MINUTES WEST 220 FEET TO THE RIGHT OF WAY OF CO. ROAD 571; RUN THENCE ALONG SAID RIGHT OF WAY NORTH 01 DEGREES 00 MINUTES WEST 197.46 FEET TO THE POINT OF BEGINNING. ALL AS SHOWN BY SURVEY ON PLAT OF PROPERTY OF EDWIN CARROLL AS RECORDED IN PLAT BOOK F, PAGE 167, IN THE REGISTER'S OFFICE OF MCMINN CO., TENNESSEE.**

**BEING A PORTION OF THE PROPERTY CONVEYED TO EDWIN LYNN CARROLL AND WIFE, PAMELA A. CARROLL AS RECORDED ON 08/08/1996 IN BOOK 14-D, PAGE 389, REGISTER'S OFFICE OF MCMINN COUNTY, TENNESSEE. SEE ALSO WARRANTY DEED FROM EDWIN LYNN CARROLL WD- 16X 922-923**

**SUBJECT TO ANY APPLICABLE GOVERNMENTAL ZONING ORDINANCES OR SUBDIVISION REGULATIONS IN EFFECT THEREON.**

**SUBJECT TO A TVA TRANSMISSION LINE AT BOOK 7-B, PAGE 694, SAID REGISTER'S OFFICE.**

**SUBJECT TO SETBACK LINES AS SET OUT IN PLAT OF RECORD IN PLAT BOOK F, PAGE 167, SAID REGISTER'S OFFICE.**

Tax ID: **006.00 / PART OF 77/6 / 077-006.00-000 / 03-077- -077- - -006.00- -000 / M-73/P-12.00**

Current Owner(s) of Property: **JERI A. WITT, AN UNMARRIED WOMAN**

The street address of the above described property is believed to be **478 COUNTY RD 571, ENGLEWOOD, TN 37329**, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

**SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.**

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. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE CO-TRUSTEES.

**OTHER INTERESTED PARTIES:** ESTATE OF JERI A WITT; HEIRS AND DEVISEES OF JERI A WITT;

If applicable, the notice requirements of Tenn. Code Ann. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them, and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and Tenn. Code Ann. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or co-trustees.

For additional sale information visit: <https://www.tnforeclosurenотices.com>

Trustee File No. **2026-00040-TN**

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**Western Progressive - Tennessee, Inc.,** Co-Substitute Trustee  
Corporation Service Company, Registered Agent  
2908 Poston Ave  
Nashville, TN 37203-1312

**AVT Title Services LLC,** Co-Substitute Trustee  
Park East  
725 Cool Springs Blvd., Suite 140  
Franklin, TN 37067

**SALE INFORMATION:**  
Sales Line: (866) 960-8299  
Website:<https://www.altisource.com/loginpage.aspx>

Publication Dates: March 18 & 25, 2026.