

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated FEBRUARY 7, 2020, and the Deed of Trust of even date, securing said Note recorded FEBRUARY 11, 2020, in Book 1190, at Page 192-202, as Document #212711, in the Register's office for McMINN County, Tennessee, executed by **ANTHONY D. DAVIS AND SARAH A. DAVIS, HUSBAND AND WIFE**, conveying the certain property described therein to **MEGAN K. TROTT**, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST COMMUNITY MORTGAGE, INC., its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record AUGUST 31, 2022 in the Register's office for McMINN County, Tennessee in Book 1293, at Page 78-81, as Document #239672.

WHEREAS, the owner and holder of the Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Marinosci Law Group, P.C., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on October 6, 2026 at 12:00 PM at the front steps of the McMinn County Courthouse, 6 East Madison Avenue, Athens, TN 37303 offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in McMinn County, Tennessee, described as follows:

Situated in the Third Civil District of McMinn County, Tennessee and within the Corporate Limits of the Town of Englewood, and being more particularly described as follows, to-wit:

Being Lot Five (5), in Block B, in Ferguson Addition, to the Town of Englewood, as shown on plat of record in Deed Book 3-A, Page 169, Register's Office for McMinn County, Tennessee, to which reference is made for a more particular description.

BEING the property conveyed to **Anthony D. Davis** and wife, **Sarah A. Davis**, by Warranty Deed dated February 7, 2020 and recorded in Deed Book 22C, page 116, in the said Register's Office.

SUBJECT TO Any governmental zoning and/or subdivision ordinance or regulation in effect thereon.

SUBJECT TO All notes, drainage and/or utility easements and building setback lines as set out on recorded plat in Deed Book 3-A, page 169, Register's Office, McMinn County, Tennessee.

More Commonly Known As: 37 SUNSET AVENUE, ENGLEWOOD, TN 37329

Said sale shall be held 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; to any matter than an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: **ANTHONY D DAVIS, SARAH ANN-EDNA DAVIS, OCCUPANTS/TENANTS OF 37 SUNSET AVENUE, ENGLEWOOD, TN 37329.**

To the best of the Successor Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. 35-5-104 or T.C.A. 67-1-1433 or 26 U.S.C. 7425.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information obtained will be utilized for that purpose.

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