

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated FEBRUARY 13, 2024, and the Deed of Trust of even date, securing said Note recorded FEBRUARY 14, 2024 in Book 1336, at Page 778-795, as Document #252961, in the Register's office for MCMINN County, Tennessee, executed by ASHLEY MACK, A SINGLE WOMAN, conveying the certain property described therein to FOOTHILLS TITLES SERVICES, INC., Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record FEBRUARY 2, 2026 in the Register's office for MCMINN County, Tennessee in Book 2, at Page 400-402, as Document #271262.

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 March 17, 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, lying and being in the First (formerly Third) Civil District of McMinn County, Tennessee and within the Corporate Limits of the City of Athens, the same being Lot No. One (1), of the Re-Plat of Lots Nos. 53 through 72, and Lots Nos. 77 through 80, of the J.B. Adams Subdivision, according to the map or plat of record in Plat Book 4, at Page 1, in the Register of Deeds Office of McMinn County, Tennessee, to which reference is made, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of Adams Street and Riggs Street, at the Southwest corner of the within described lot; from said point of beginning, North 01 deg. 24 min. West, 100.3 feet along the East line of Adams Street to an iron pin; thence South 89 deg. 36 min. East, 93 feet to an iron pin; thence South 00 deg. 15 min. West, 100.2 feet along the common dividing line between Lots Nos. 1 and 2 to an iron pin in the North line of Riggs Street; thence North 89 deg. 45 min. West, 90 feet along the North line of Riggs Street to the Point of Beginning, according to the survey of Morgan Watkins, Engineer, McMinn County, Tennessee; bearing date May 25, 1970.

BEING the same property conveyed Melissa G. Ford, married, by Warranty Deed dated September 19, 2023 of record in Warranty Deed Book 23U, Pages 805, in the Register's Office for McMinn County, Tennessee.

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 Plat Book 4, Page 1, in the Register's Office for McMinn County, Tennessee.

THIS conveyance is subject to all applicable restrictions, easements, set-back lines and other conditions of record in the Register's Office for McMinn County, Tennessee.

BEING the same property conveyed to Ashley Mack, an unmarried woman, by Warranty Deed filed of record in Book 23Z, Page 691 in the Register's Office for McMinn County, Tennessee.

More Commonly Known As: 204 RIGGS ST, ATHENS, TN 37303

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 that 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:

ASHLEY MACK, OCCUPANTS/TENANTS OF 204 RIGGS ST, ATHENS, TN 37303

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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