

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated MARCH 3, 2017, and the Deed of Trust of even date, securing said Note recorded MARCH 6, 2017 in Book 1113, at Page 942-955, as Document #187741, in the Register's office for McMinn County, Tennessee, executed by DOUGLAS M. STILES, AN UNMARRIED MAN, 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 JUNE 2, 2026 in the Register's office for McMinn County, Tennessee in Book 8, at Page 1644-1646, as Document #274876.

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 July 30, 2026 at 02:00 PM at the front entrance 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:

Land in the Second Civil District of McMinn County, Tennessee, and being within the Corporate limits of the City of Athens, the same Being 50 feet of Lot One (1), Block "M" of Ingleside Addition as depicted on plat of record in Deed Book AA, Page 556, in the Register's Office of McMinn County, Tennessee. Said property being more particularly described as follows: BEGINNING at an iron pin set at the intersection of the Southwest line of Houston Street and the Southeast line of Forrest Avenue; From said point of beginning with Houston Street South 43 degrees 28' East 128.0 feet to an iron pin set in the Northwest line of a closed alley; thence running with said alley South 42 degrees 22' West 50.0 feet to an iron pin set in the common corner with property owned by Lisa Reeves Long (Deed Book 9-W, Page 733); thence running along the common dividing line with the Reeves property North 43 degrees 30' West 134.0 feet to an iron pin set in the Southeast line of Forrest Avenue; thence running with Forrest Avenue North 49 degrees 15' East 50.0 feet to the Point of Beginning. As Depicted on that survey by William W. Roberts dated 11 June 1990 and bearing a drawing number of 90-240.

Being the same property conveyed to Douglas M. Stiles by deed from Matthew W. Aly, married and April Gaston f/k/a April Aly being filed simultaneously herewith in the Register's Office for McMinn County, Tennessee. WD BK 21A PG 149 Subject to all easements, restrictive covenants and conditions, other matters of recorded, including all items set out on any applicable plat of record.

More Commonly Known As: 113 FORREST AVENUE, 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: DOUGLAS M STILES, OCCUPANTS/TENANTS OF 113 FORREST AVENUE, 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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